



Laurel Way, Totteridge, N20 8HU
OIRO £1,000,000 Freehold

Council Tax Band F

REAL ESTATES
Est.1981

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NEW TO THE MARKET- A fantastic opportunity to acquire a 3 BEDROOM SEMI-DETACHED HOME situated in a sought after location, close to Totteridge Green and within the catchment area for primary schools.

This property has potential to extend further to the rear and side (stpp) to create your own bespoke home and benefits from a 90 ft garden, garage and own driveway.

Benefits also include being within easy access of Totteridge & Whetstone and Woodside Park Line Northern tube stations, multiple shops and restaurants at Whetstone High Road.

Early viewing is highly recommended via the sellers sole agent.





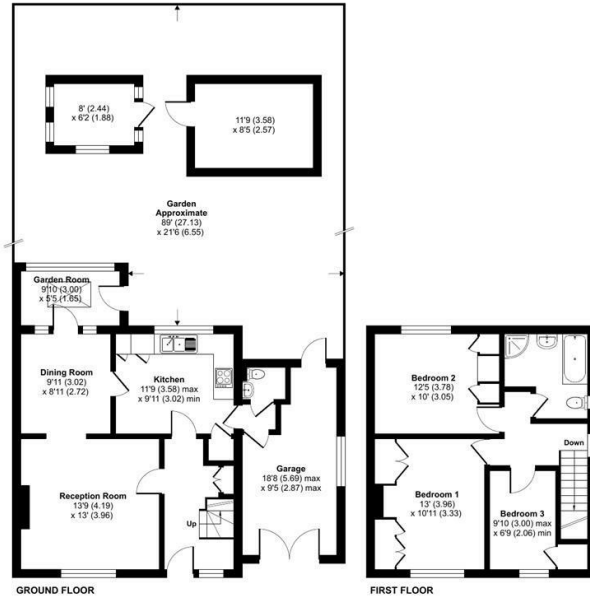
Laurel Way, Totteridge, London, N20

Approximate Area = 1228 sq ft / 114 sq m (includes garage)
 Outbuilding = 148 sq ft / 13.7 sq m
 Total = 1376 sq ft / 127.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		75
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	51	
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

EU Directive



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rics/hcom 2022. Produced for Real Estates - REF: 803037



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