



Southway, Totteridge, N20 8DB

£1,345,000 Freehold

Council Tax Band G

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Situated in this sought after residential location, close to Whetstone High Road's amenities and Totteridge & Whetstone Northern Line tube station, is this well presented 3 bedroom family home offering further scope to extend (stpp).

The accommodation, arranged over 3 floors, comprises 2 reception rooms, dining room, fitted kitchen, guest cloakroom, master bedroom with en suite bathroom, 2 further bedrooms and 2 bathrooms.

Approached via driveway providing off street parking and garage, with the benefit of a WESTERLY facing rear garden measuring approx 86 ft.

Viewing is highly recommended via the seller sole agent.









## Southway, London, N20

Approximate Area = 1706 sq ft / 158.4 sq m (includes garage)

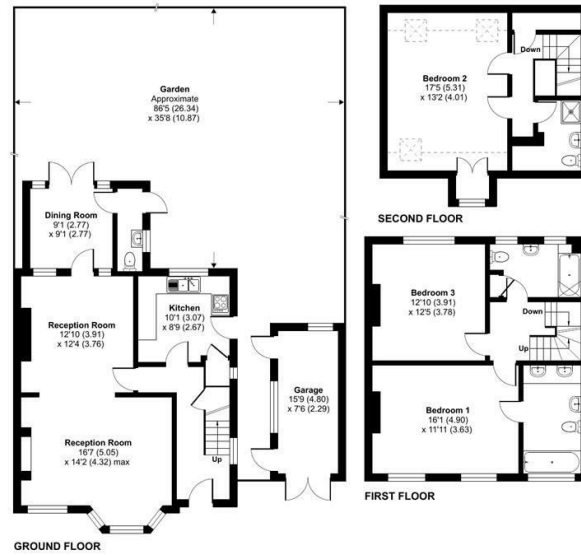
Limited Use Area(s) = 64 sq ft / 5.9 sq m

Total = 1770 sq ft / 164.3 sq m

For identification only - Not to scale



Denotes restricted head height



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rinchcom 2023. Produced for Real Estates - REF: 907121

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		71
Decent	C		
Needs to be improved	D		
Needs significant improvement	E		39
Very poor energy efficiency - higher running costs	F		
Very poor energy efficiency - higher running costs	G		

EU Directive



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