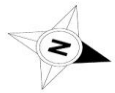




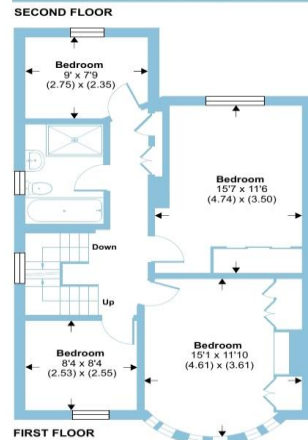
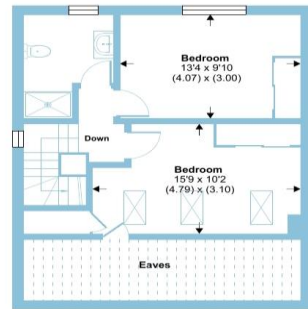
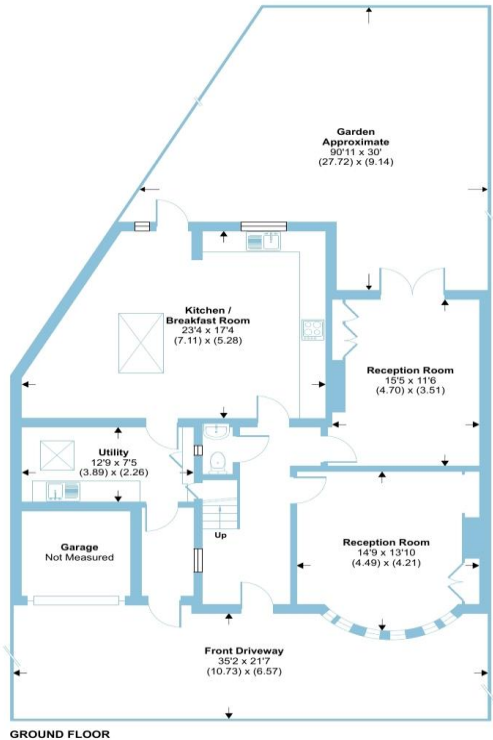
West Hill Way, London, N20 8QX

West Hill Way, London, N20

Approximate Area = 2091 sq ft / 194.2 sq m (excludes garage)
 Limited Use Area(s) = 129 sq ft / 11.9 sq m
 Total = 2220 sq ft / 206.1 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2025. Produced for Barnard Marcus. REF: 1355974

barnard marcus

welcome to West Hill Way, London

- Six-bedroom semi-detached home
- Westerly Facing Rear Garden
- 0.2 miles to Totteridge & Whetstone Tube Station
- Open Plan Kitchen Dining Area + Utility Room
- Family Bathroom & Shower Room

Tenure: Freehold
 EPC Rating: C
 Council Tax Band: F

£1,250,000



This charming semi-detached home in Totteridge & Whetstone boasts six good-sized bedrooms. The house features two reception rooms, providing ample living space for a growing or more established family. The extended, spacious kitchen breakfast area offers a bright and airy space with access to a utility room and overlooking a well-tended westerly facing rear garden. Additionally, there is a convenient downstairs WC whilst to the first floor this residence offers a good-sized modern family bathroom and four bedrooms. To the second floor there are two additional bedrooms and modern shower room. The rear garden offers a peaceful outdoor retreat, perfect for enjoying the fresh air and hosting outdoor activities. This home is approached via off street parking and garage providing storage. This wonderful home offers a perfect blend of character and charm in this desirable location. Totteridge & Whetstone Tube Station is just 0.2 miles from this residence making this an ideal home for a buyer wanting to commute into town.

view this property online barnardmarcus.co.uk/Property/WTS107629



Property Ref:
 WTS107629 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8446 6888



Whetstone@barnardmarcus.co.uk



1285 High Road, Whetstone, LONDON, N20 9HS



barnardmarcus.co.uk