



Ventnor Drive, Totteridge, N20 8BU
£4,500 Per Calendar Month Council Tax Band F

REAL ESTATES
Est. 1981

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****AVAILABLE NOW** PART FURNISHED *A modernised 4 BEDROOM 2 BATHROOM (1 EN SUITE) SEMI-DETACHED FAMILY HOME situated in one of Totteridge's most desirable streets.**

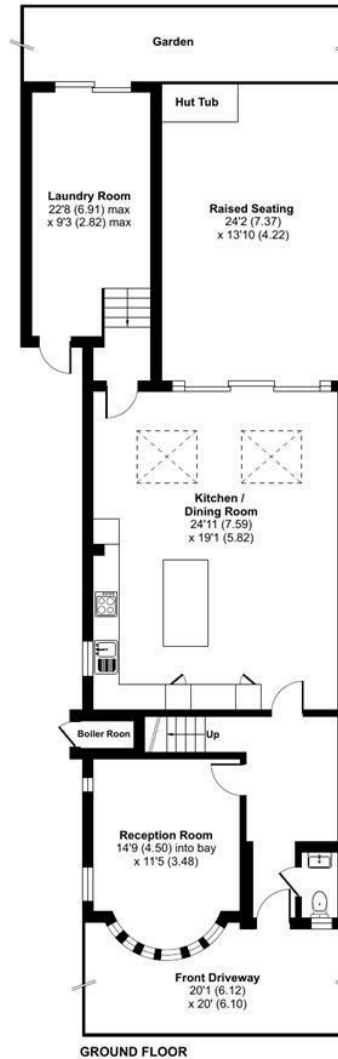
This property comprises a newly renovated kitchen/breakfast room, an office with views over the garden, a front facing reception room and guest cloakroom to the ground floor. The 1st floor provides 3 good sized double bedrooms and 1 bathroom and the principal bedroom can be found on the 2nd floor with an ensuite.

At the front of the house, there is a private driveway for 2 cars. Ventnor Drive provides easy access to Totteridge & Whetstone Northern Line tube station as well as the shops incl M&S Foodhall and Waitrose, boutiques, restaurants and cafes on Whetstone High Street.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		71	83
EU Directive 2002/91/EC			



Denotes restricted head height



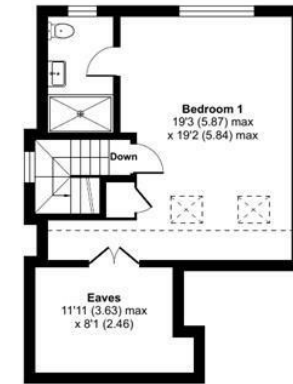
Ventnor Drive, London, N20

Approximate Area = 1866 sq ft / 173.3 sq m

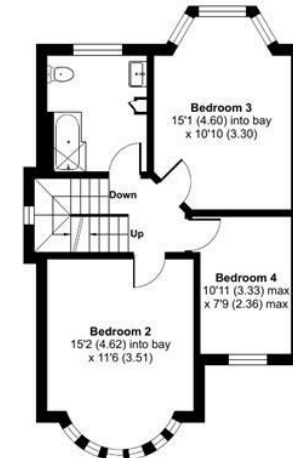
Limited Use Area(s) = 145 sq ft / 13.4 sq m

Total = 2011 sq ft / 186.7 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Real Estates. REF: 1125121