



Southway, Totteridge, N20

 6 Bedrooms  3 Bathrooms  1 Reception

£3,945 PCM



Adam Hayes - North Finchley Office - Lettings 365 Ballards Lane, North Finchley, London, N12 8LL  
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# Southway, Totteridge, N20

## £3,945 PCM

 6 Bedrooms  3 Bathrooms  1 Receptions

### Key Features

- Six Bedroom Detached Family House
- Three Bathrooms / Guest WC
- Good Size Garden
- Two Receptions
- Fitted Kitchen
- Popular Location

### Nearest Stations

- Totteridge & Whetstone Station 0.4 miles
- Woodside Park Station 0.8 miles
- Oakleigh Park Station 1.1 miles

### Property Description

A substantial six bedroom detached family residence, gracefully nestled in this prime location, within the catchment area of popular schools and within easy access to Totteridge & Whetstone Tube Station. The property benefits from two receptions, a fitted kitchen with integrated appliances, study, three bathrooms, guest WC and a spacious principal bedroom. The property further offers a delightful rear private garden which provides a serene outdoor space and ample off-street parking for several cars. An array of local cafés, restaurants, and scenic walking trails as well as Whetstone High Road are within close proximity. To truly grasp the size and appreciate the prime location, an internal viewing is highly recommended.

### Other Information

Council Tax Band: G  
Length of Tenancy: Long Let  
Deposit: £4,550



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**Approximate Gross Internal Area = 2749 sq ft - 255 sq m**  
 (Including Eaves Storage And Restricted Height Area)



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floorplan is for illustrative purposes only and not to scale.  
 Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.