



West Hill Way, Totteridge, N20 8QP

Asking Price £1,000,000 Freehold Council Tax Band F

**REAL ESTATES**  
Est.1981

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A fantastic opportunity to purchase a 3 BEDROOM semi-detached home, situated in a quiet, sought after location, within easy reach of Totteridge & Whetstone Northern Line tube station and shopping facilities at Whetstone High Road.

The property requires modernisation but does offer fantastic potential to enhance (Subject to planning). The accommodation currently comprises 2 reception rooms, kitchen and guest cloakroom to the ground floor. 3 bedrooms and a family bathroom/separate wc make up the 1st floor.

Externally, there is an 80 ft rear garden with brick built storage, garage and driveway with potential to provide off street parking

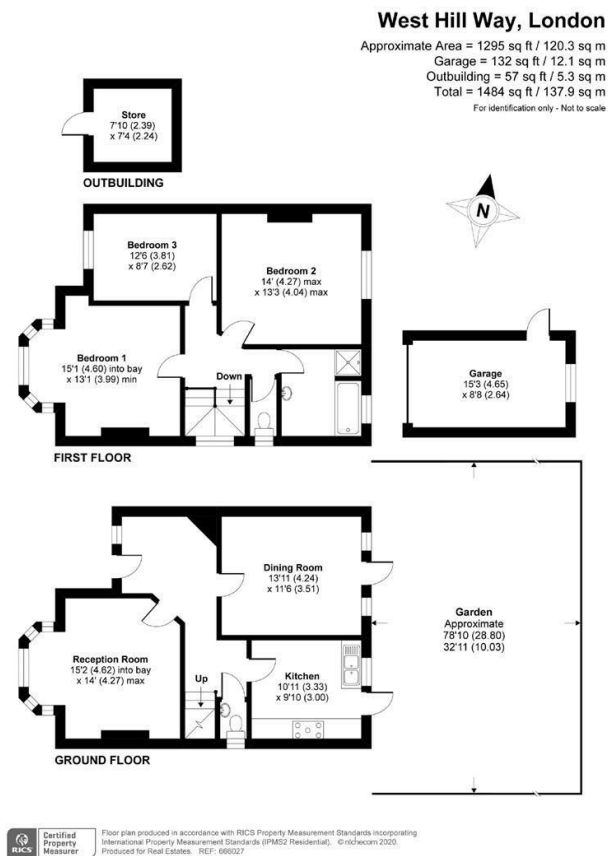
Early viewing is highly recommended to avoid disappointment via Joint Sole Agent Real Estates.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
EU Directive			

