



West Hill Way, Totteridge, N20 8QP

£1,395,000 Freehold

Council Tax Band G

REAL ESTATES
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NEW TO THE MARKET- Real Estates are delighted to offer for sale this rarely available 4 bedroom, 2 bathroom (1 en suite) detached property, situated in a sought after turning off Totteridge Lane, close to Totteridge & Whetstone Northern Line tube station, multiple shops at the High Road and leisure facilities including South Herts Golf Club and Totteridge Tennis Club, as well as many highly regarded local schools.

The property is well maintained throughout and comprises 3 reception rooms, fitted kitchen, guest cloakroom, downstairs shower room and utility room/gym. The 1st floor provides 4 bedrooms with an en-suite bathroom off the master bedroom and a family bathroom.

Externally the property benefits from a large garage to the rear of the property and rear garden measuring approx 50 ft. This property has further potential to extend further if required (STPP).

Early viewing is highly recommended via our Totteridge office. Sole agent. Chain Free.





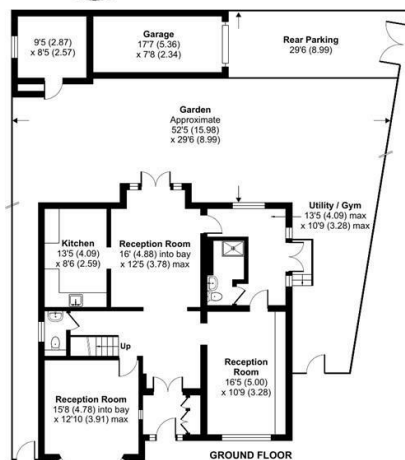
West Hill Way, London, N20

Approximate Area = 2118 sq ft / 196.8 sq m (includes garage)

Outbuilding = 79 sq ft / 7.3 sq m

Total = 2197 sq ft / 204.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2023. Produced for Real Estates - REF: 993700

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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