



Southway, Totteridge, N20 8EA
£2,795,000 Freehold Council Tax Band H

REAL ESTATES
Est.1981

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SOLD OFF MARKET- REAL ESTATES are delighted to offer for sale this **RARELY AVAILABLE 6 BEDROOM, 4 BATHROOM DETACHED PROPERTY** situated in the **HEART OF TOTTERIDGE**, convenient for Totteridge & Whetstone Northern Line tube station and multiple shops at Whetstone High Road.

Set on a wide plot with the benefit of a driveway for multiple cars plus a garden of approx 120' x 70', this well presented home measures approx 4200 sq ft (not including limited use areas). The substantial accommodation is arranged over 3 floors to include a front aspect lounge, dining room with doors to the rear garden, conservatory, 2 studies, fitted kitchen, utility room and guest cloakroom to the ground floor. The 1st floor offers a master bedroom with en suite dressing room and large bathroom, 3 further bedrooms (2 en suite) and a 2nd utility room. The top floor comprises 2 bedrooms (1 with a dressing room en suite) and a bathroom.

Early viewing is highly recommended to avoid disappointment. For further information or to arrange an appointment to view, please contact the sellers Sole Agent Real Estates.







Southway, Totteridge, London, N20

Approximate Area = 4211 sq ft / 391.2 sq m (excludes voids)

Limited Use Area(s) = 408 sq ft / 37.9 sq m

Total = 4619 sq ft / 429.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Real Estates. REF: 607980

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		73
B (81-90)		
C (69-80)		
D (55-68)	56	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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