



Southway, Totteridge, N20 8DD

Price Guide £1,800,000 Freehold Council Tax Band F

**REAL ESTATES**  
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FANTASTIC OPPORTUNITY TO PURCHASE THIS RARELY AVAILABLE, LARGER THAN AVERAGE 5 BEDROOM SEMI-DETACHED HOME situated in one of the area's most desirable roads in the HEART OF TOTTERIDGE, convenient for Totteridge & Whetstone Northern Line tube station and multiple shops at Whetstone High Road.

The property stands on a substantial corner plot and comprises of approx 2600 sq ft., externally benefiting from a larger garden and driveway for 2-3 cars.

Early viewing is highly recommended via the sellers sole agent. Chain Free.











Denotes restricted  
head height

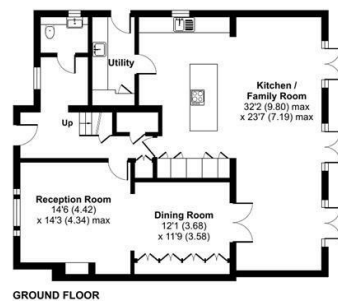
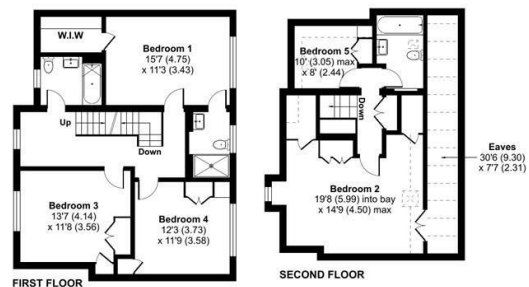
## Southway, London, N20

Approximate Area = 2620 sq ft / 243.4 sq m

Limited Use Area(s) = 58 sq ft / 5.4 sq m

Total = 2678 sq ft / 248.8 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). © rinchcom 2022. Produced for Real Estates - REF: 910423.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A (91-100)                                  |         |           |
| B (81-90)                                   |         |           |
| C (69-80)                                   | 69      | 77        |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive                                |         |           |



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