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– SOUTHWAY, LONDON –



# Charming 3 Bedroom Semi-Detached Home with Huge Potential

THREE-BEDROOM RESIDENCE

In need of full renovation, a fantastic opportunity to create your dream home in a sought-after North London location.



## OVERVIEW:

- 3 Bedroom home
- Semi detached
- Renovation required
- Chain free
- Good location
- Fantastic sized garden
- Off street parking (shared drive access)
- Garage
- Popular road
- Parquet flooring



Situated on the popular residential turning of Southway, N20, this substantial family house offers approximately 1,193 sq ft of internal accommodation arranged over two floors.

The property is offered chain free and represents an excellent opportunity for purchasers seeking a full refurbishment project, with significant scope to reconfigure, modernise and add value.

The existing layout offers excellent potential to create a contemporary open-plan kitchen and living space, while also benefiting from useful storage areas.





The ground floor comprises a welcoming entrance hall leading to a spacious reception room at the front of the house. To the rear, there is a further reception area which connects through to the kitchen and provides access to the rear garden.



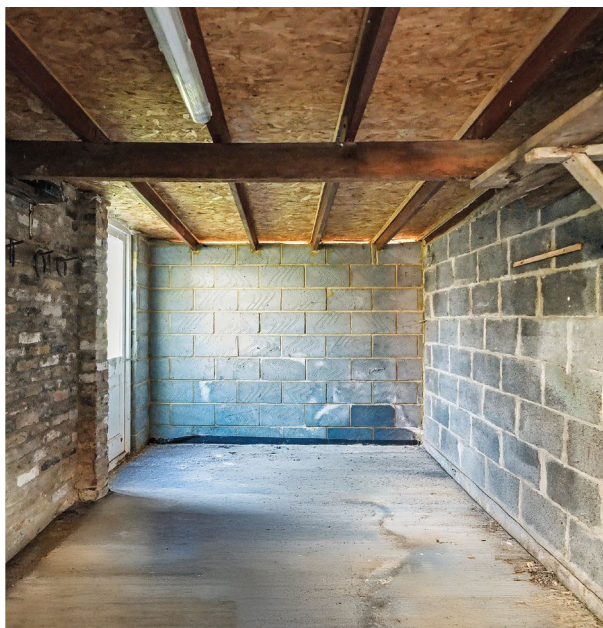
The first floor is arranged around a central landing and currently provides multiple well-proportioned bedrooms along with bathroom and separate WC facilities. This level offers further scope for reconfiguration, allowing the creation of a modern family bathroom and flexible bedroom arrangements to suit growing families.







Externally, the property benefits from a good-sized rear garden and a garage located to the rear of the plot, which is accessed via a shared drive. The garage provides valuable off-street parking or storage and further enhances the development potential of the property (subject to the relevant consents). There is clear potential to extend, making this an ideal opportunity for buyers looking to enhance both space and value.



## Valuable information

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### EDUCATION:

#### Primary schools:

- Woodridge Primary School  
State School Ofsted: Good  
0.2 miles
- St Andrew's CofE Voluntary Aided  
Primary School, Totteridge  
State School Ofsted: Good  
0.4 miles

#### Secondary schools:

- Finchley Catholic High School  
State School Ofsted: Good  
0.4 miles
- The Holmewood School  
Independent School Ofsted: Outstanding  
0.6 miles

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### TRANSPORTATION:

Stations close by: Totteridge & Whetstone Station 0.5 miles, Woodside Park Station 0.6 miles, and West Finchley Station 1.2 miles. Easily travel from Totteridge & Whetstone Underground Station (Northern Line) to Charing Cross:



### LOCATION:

Southway is a quiet and well-regarded residential road, ideally located close to Totteridge & Whetstone Underground Station (Northern Line), offering direct access into Central London. The nearby Whetstone High Road provides a wide range of shops, cafés, restaurants and everyday amenities.

The area benefits from excellent transport links, including local bus routes connecting to North Finchley, Totteridge and surrounding areas, as well as convenient access to major road networks.

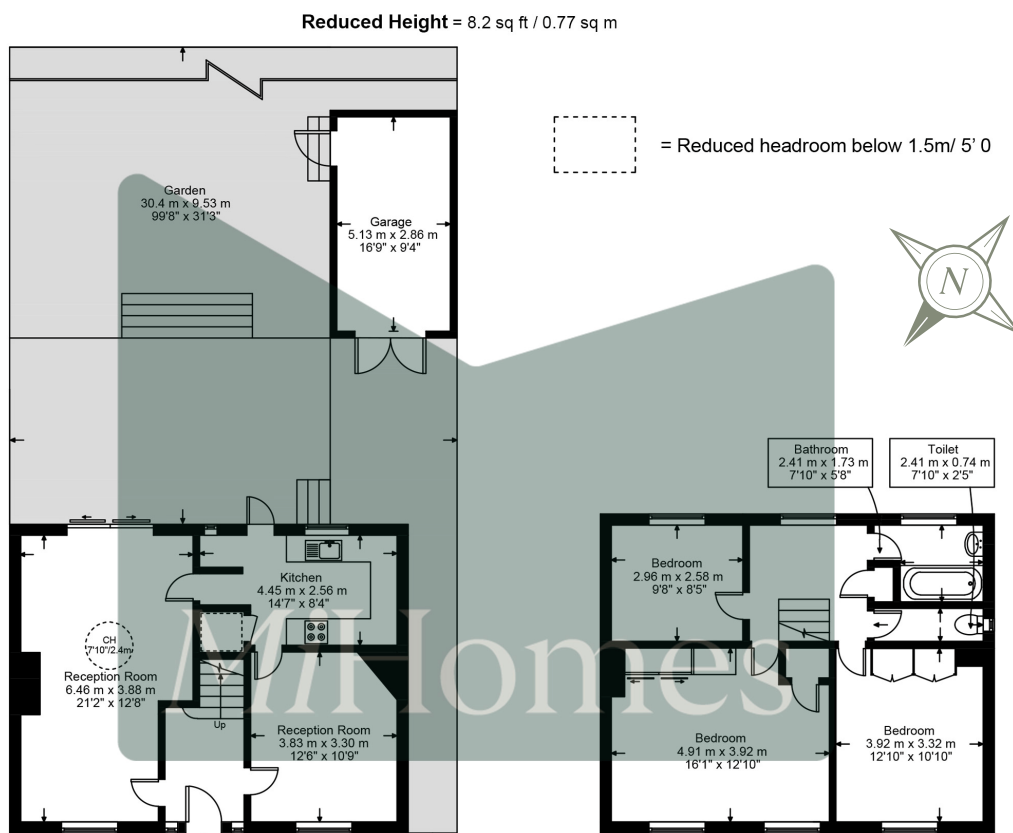
Surrounded by a selection of green open spaces, well-regarded local schools and strong commuter links, this location is particularly appealing to families.

With its generous proportions, development potential and sought-after location, this property presents a rare opportunity to create a fantastic family home tailored to individual requirements.





# Floorplan:



**Ground Floor = 590 sq ft / 54.78 sq m    First Floor = 603 sq ft / 56.06 sq m**

9 SOUTHWAY, LONDON, N20 8DE

- EPC rating: D
- Council tax band: G
- Freehold

• Approximate gross internal floor area: 1193 sq ft / 110.84 sq m

This plan is for layout purposes only. Not drawn to scale unless stated. Window and door opening are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1169376)



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01

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04



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05

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We would love to help you make this  
dream a reality. Let's talk.