



West Hill Way, Totteridge, N20 8QX
£1,250,000 Freehold Council Tax Band F

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Real Estates are delighted to offer for sale this charming six-bedroom semi-detached family home situated in the highly sought-after area of Totteridge and offers generous accommodation arranged over three floors.

The property features two spacious reception rooms, providing versatile living and entertaining space ideal for both growing and established families. At the heart of the home is an extended kitchen/breakfast room, filled with natural light and overlooking the beautifully maintained west-facing rear garden. A separate utility room and convenient ground-floor WC further enhance the practicality of the layout.

The first floor comprises four well-proportioned bedrooms and a modern family bathroom. The second floor offers two additional bedrooms and a contemporary shower room, making it ideal for larger families, guests, or home-working requirements.

Outside, the attractive rear garden provides a peaceful setting for relaxation and outdoor entertaining. To the front, the property benefits from off-street parking and a garage, offering valuable storage and parking space.

West Hill Way is a popular residential road offering convenient access to Totteridge & Whetstone station on the Northern Line, the shops and restaurants along Whetstone High Road, Brook Farm Open Space, and a wide selection of highly regarded schools. Sole Agent.



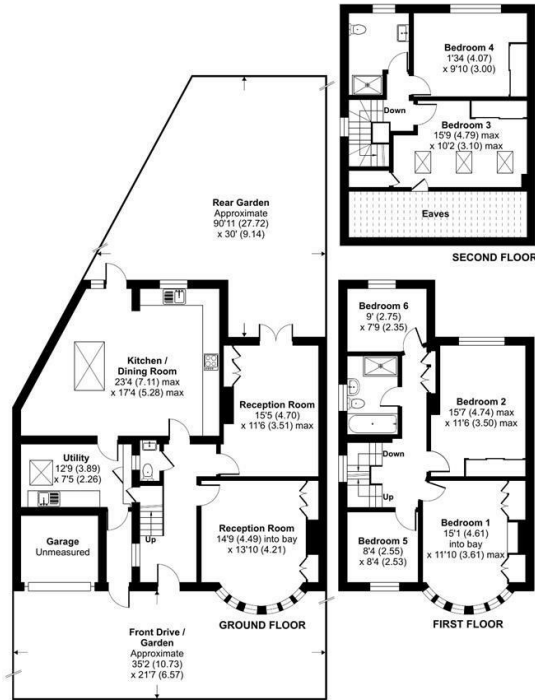




Denotes restricted head height

West Hill Way, London, N20

Approximate Area = 2102 sq ft / 195.2 sq m
Limited Use Area(s) = 123 sq ft / 11.4 sq m
Total = 2225 sq ft / 206.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Real Estates. REF: 1476975

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		83
Decent energy efficiency - lower running costs	C	71	
Some energy efficiency - lower running costs	D		
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

EU Directive



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