



Southway, Totteridge, N20 8EA  
£2,950,000 Freehold Council Tax Band H

**REAL ESTATES**  
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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 (IPMS 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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