



West Hill Way, Totteridge, N20 8QS  
POA £1,595,000 Freehold Council Tax Band G

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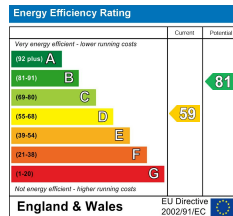
Real Estates are delighted to offer for sale this beautifully presented five bedroom detached residence measuring just over 2400 sq ft, located in the heart of Totteridge.

This stunning property offers versatile accommodation for family living and entertaining. With lovely high ceilings throughout, you walk into a welcoming entrance hall which leads to a formal reception room, dining area, breakfast room and a spacious kitchen with integrated appliances. To the ground floor there is also a separate utility room, guest cloakroom and ample storage throughout.

To the first floor, the wide landing area which leads onto five spacious double bedrooms one en-suite, which offer fitted wardrobes with a modern family bathroom.

Well presented throughout with benefits including pretty rear garden and driveway. Further potential to extend (STPP)

As well as being within walking distance to Totteridge and Whetstone Northern Line tube station, there are also a number of schools within close proximity and an abundance of shops and restaurants on Whetstone High Road which is just a short walk away.



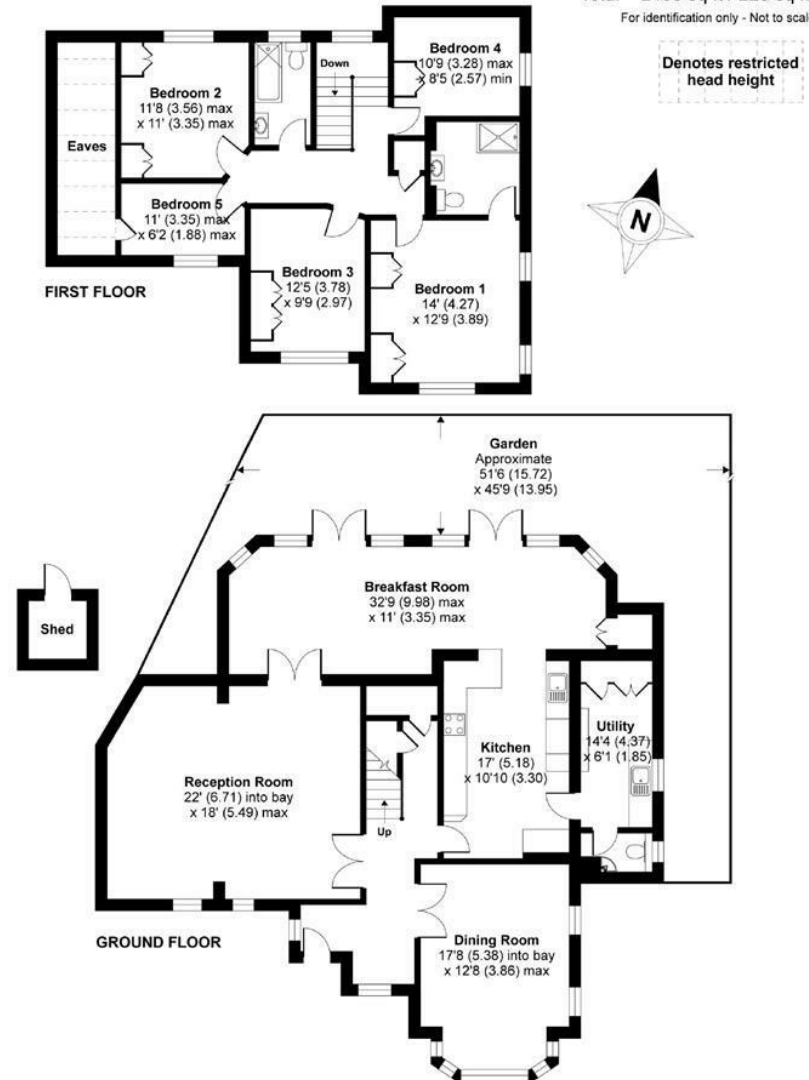
## West Hill Way, London, N20

Approximate Area = 2366 sq ft / 219.8 sq m

Limited Use Area (s) = 100 sq ft / 9.2 sq m

Total = 2466 sq ft / 229 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). © nichecom 2021. Produced for Real Estates. REF: 772124