



Lynton Mead, Totteridge, N20 8DG  
£975,000 Freehold Council Tax Band G

**REAL ESTATES**  
Est. 1981

Estate Agents · Residential Sales · Investments · Lettings



An opportunity to acquire this 4 BEDROOM SEMI-DETACHED family home with the benefit of a GARAGE via OWN DRIVE with OFF STREET PARKING for at least 2 cars.

The accommodation, arranged over 3 floors comprises bay fronted reception room, thru lounge/dining room with patio doors onto a paved patio leading to the rear garden which measures approx 90 ft, fitted kitchen and guest cloakroom to the ground floor. The 1st floor provides 3 bedrooms (2 doubles) and a bathroom/separate wc. The 2nd floor offers a master bedroom with en suite shower room.

Lynton Mead is a sought after turning situated close to Totteridge & Whetstone Northern Line tube station as well as Whetstone High Road with its variety of boutiques, restaurants, coffee shops and multiples including Waitrose and M & S Food.

Sole Agent



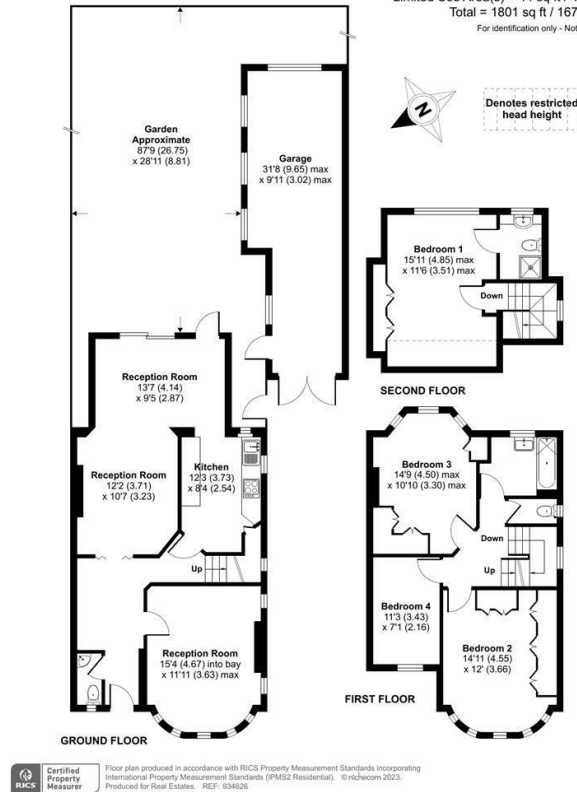






## Lynton Mead, London, N20

Approximate Area = 1757 sq ft / 163 sq m (includes garage)  
 Limited Use Area(s) = 44 sq ft / 4 sq m  
 Total = 1801 sq ft / 167 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| A                                           |  |         |           |
| B                                           |  |         |           |
| C                                           |  |         |           |
| D                                           |  |         |           |
| E                                           |  |         |           |
| F                                           |  |         |           |
| G                                           |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| EU Directive                                |  |         |           |

