



West Hill Way
Totteridge, London N20

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A semi detached home situated in a highly sought after location in the heart of Totteridge. The house is well presented throughout and offers spacious extended accommodation.

West Hill Way is a popular residential address providing convenient access to Totteridge & Whetstone Underground station, the shops and restaurants of Whetstone High Road as well as the open spaces of Totteridge Green.

The ground floor offers a spacious formal front reception room, guest cloakroom, a dining room, a kitchen and a back reception/family room which leads onto the garden.

The first floor offers four bedrooms, of which the principal bedroom consists of fitted wardrobes. A family bathroom is also situated on the first floor.

Externally, there is off street parking leading to the garage and a beautiful landscaped garden.



































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Approximate Area = 1451 sq ft / 134.8 sq m

Garage = 141 sq ft / 13 sq m

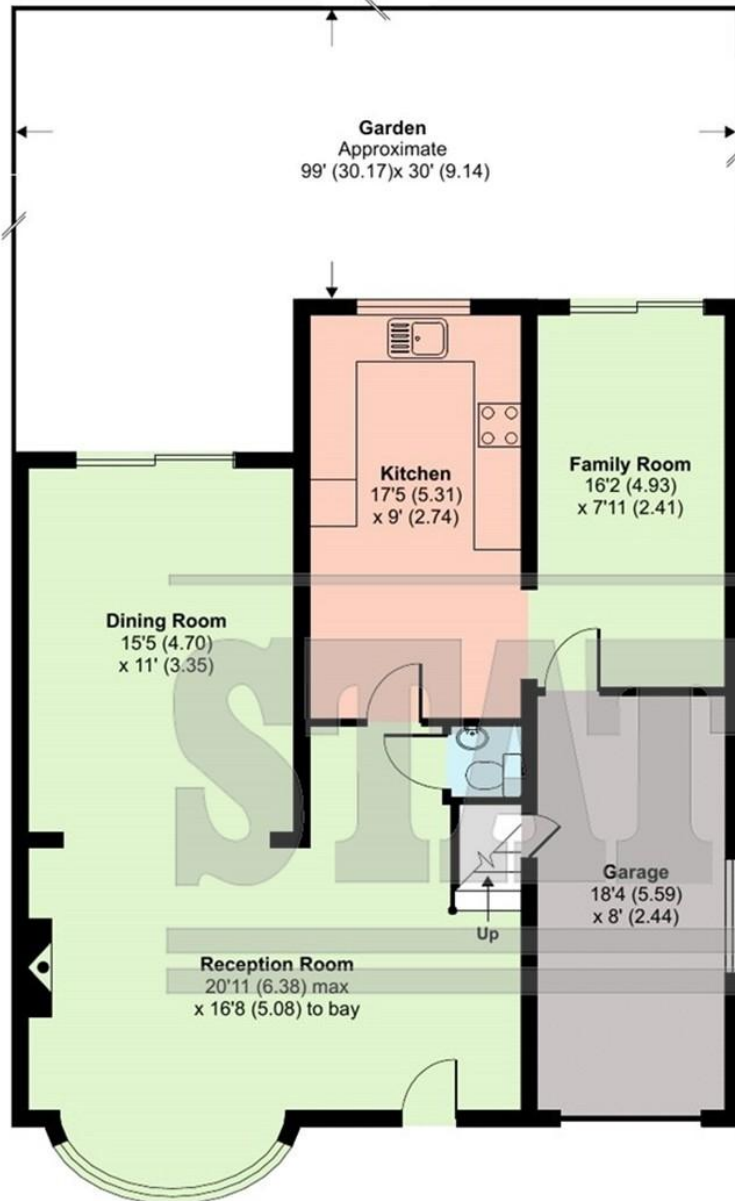
Total = 1592 sq ft / 148 sq m

For identification only - Not to scale

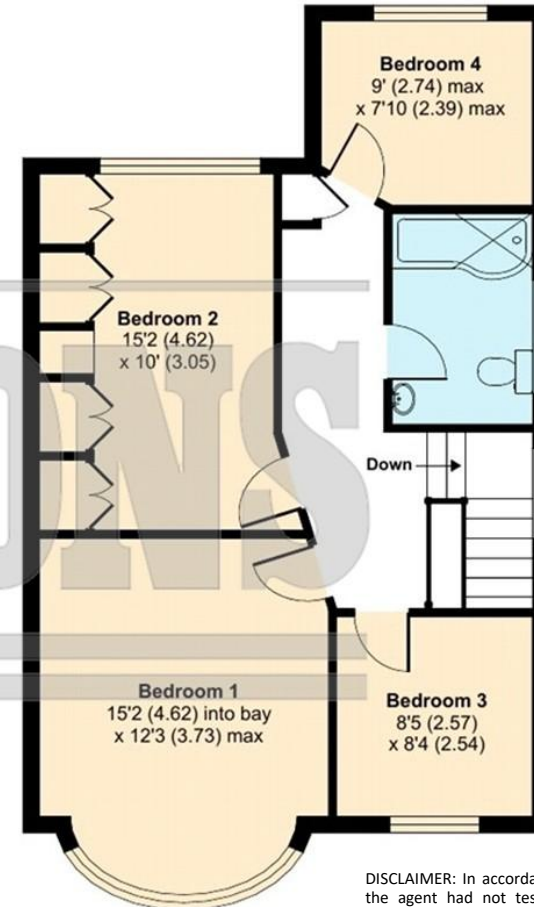


Local Authority:
London Borough of
Barnet
Council Tax Band: G
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2023.
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