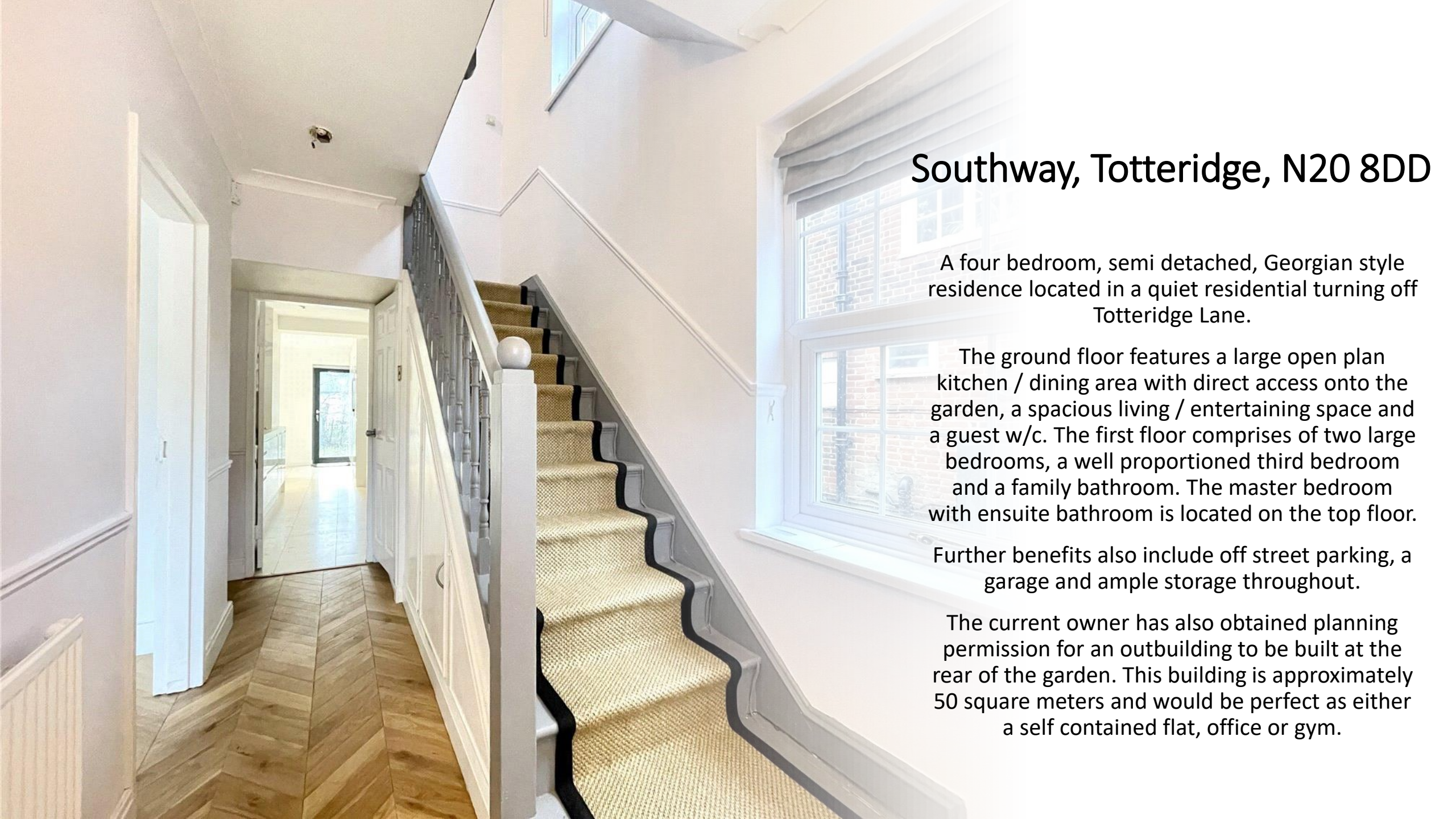


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**Southway
Totteridge**



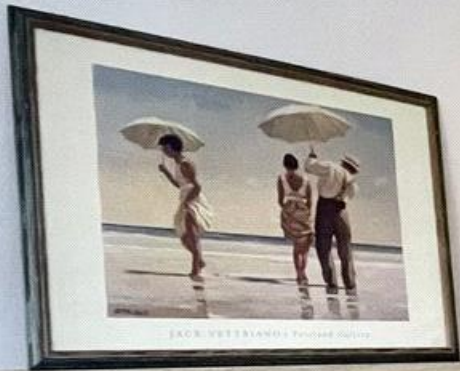
Southway, Totteridge, N20 8DD

A four bedroom, semi detached, Georgian style residence located in a quiet residential turning off Totteridge Lane.

The ground floor features a large open plan kitchen / dining area with direct access onto the garden, a spacious living / entertaining space and a guest w/c. The first floor comprises of two large bedrooms, a well proportioned third bedroom and a family bathroom. The master bedroom with ensuite bathroom is located on the top floor.

Further benefits also include off street parking, a garage and ample storage throughout.

The current owner has also obtained planning permission for an outbuilding to be built at the rear of the garden. This building is approximately 50 square meters and would be perfect as either a self contained flat, office or gym.













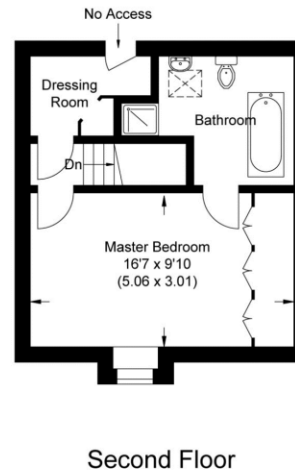
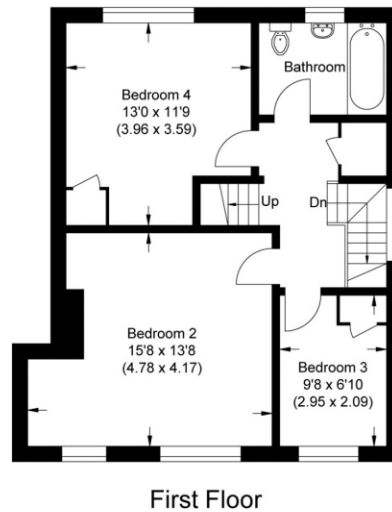
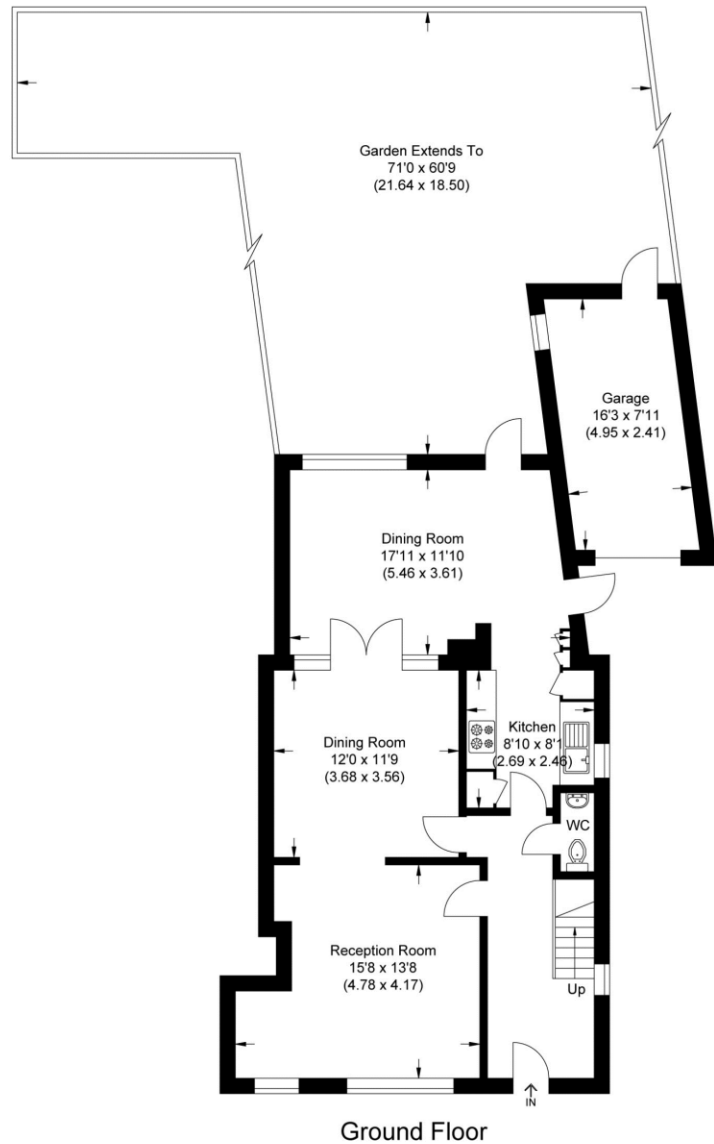






Approximate Gross Internal Area
 146.13 sq m / 1573.0 sq ft
 (Excludes Garage)
 Garage Area 12.40 sq m / 133.47 sq ft

Local Authority: Barnet
 Council Tax band: G
 Tenure: Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(39-54)	E	49
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Illustration for identification purposes only, measurements are approximate, not to scale.

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.

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