



Southway

Totteridge, London N20



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Set on one of Totteridge's most sought-after tree-lined streets, this beautifully presented three-bedroom home is full of character and charm. Perfectly positioned for both downsizers and growing families, it offers the flexibility to move straight in and enjoy or, in time, extend (subject to planning permission) to create a forever home.

The ground floor features a welcoming hallway, a spacious living room with bay window, a dining room ideal for entertaining, a modern fitted kitchen, and a convenient guest WC. Upstairs, three well-proportioned bedrooms are complemented by a family bathroom.

Outside, the landscaped rear garden is a true highlight, complete with a superb summer house that makes an excellent office or studio. A garage and additional driveway parking add to the practicality of this home.

With its blend of timeless appeal, modern comfort, and exciting potential, this is a rare opportunity to secure a home on Southway — one of Totteridge's most desirable addresses.





























Approximate Gross Internal Area 1171 sq ft - 109 sq m (Excluding Garage & Outbuilding)

Ground Floor Area 603 sq ft – 56 sq m

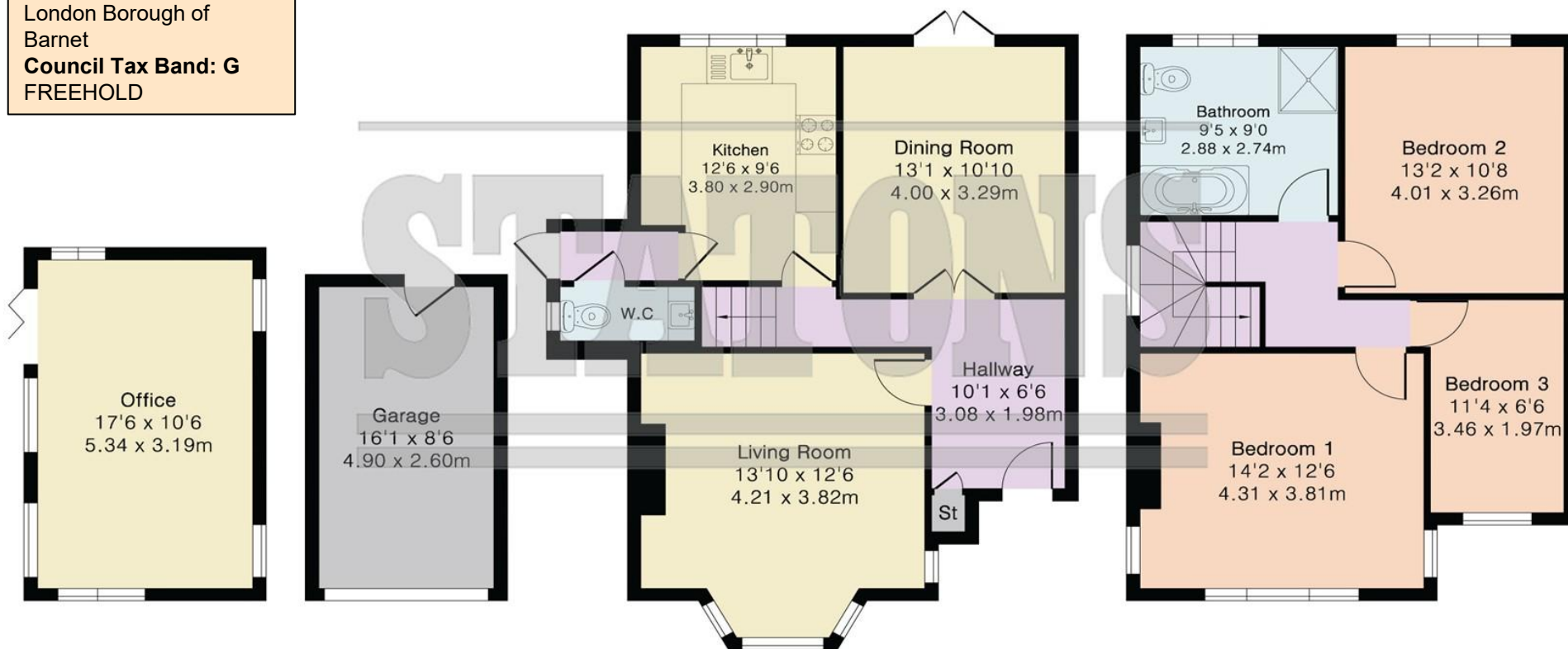
First Floor Area 568 sq ft – 53 sq m

Garage Area 137 sq ft – 13 sq m

Outbuilding Area 183 sq ft – 17 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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



Outbuilding

Garage

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.

