



Southway
Totteridge, N20

72 Southway

Totteridge, London N20 8DB

Situated on the highly sought-after Southway in Totteridge, this wonderful four-bedroom, two-bathroom family home offers beautifully maintained, turnkey accommodation ideal for a growing family or downsizers alike.

The property has been exceptionally well cared for and presents in outstanding condition throughout, creating a warm and inviting atmosphere from the moment you enter. Combining charm, practicality and well-balanced living space, the house is perfectly suited for modern day family life.

The ground floor offers excellent entertaining and reception space, complemented by a bright and spacious kitchen overlooking the beautifully maintained rear garden. The accommodation flows effortlessly throughout, while the overall presentation allows an incoming purchaser to move straight in and enjoy the home immediately.

Arranged over three floors, the property benefits from four well-proportioned bedrooms and two bathrooms, including a superb principal suite occupying the top floor. The generous garden provides an excellent outdoor space for both relaxing and entertaining, while the garage and additional storage further enhance the practicality of the home.

Southway is ideally positioned within easy reach of local shops, excellent schools, transport links and the amenities of Whetstone and Totteridge, making this a rare opportunity to acquire a charming turnkey home in a prime N20 location.













































Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	82 B
39-54	E		
21-38	F		
1-20	G		

**Approximate Gross Internal Area 1755 sq ft - 163 sq m
(Excluding Garage)**

Ground Floor Area 840 sq ft – 78 sq m
First Floor Area 592 sq ft – 55 sq m
Second Floor Area 323 sq ft – 30 sq m
Garage Area 278 sq ft – 26 sq m

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



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.



