



30 Harmsworth Way, N20 8JU

£2,695,000

**richard
james**

ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz





Property Description

Richard James are delighted to offer for sale this stunning detached Five Bedroom, Three Bathroom (2 en-suite) family residence which has been maintained to a high standard throughout.

Offering spacious accommodation in excess of 4000 sq ft with the added benefits of a garden house and integral double garage.

The property is situated in one of the areas premier turnings, within easy reach of all amenities including Totteridge and Whetstone Northern Line station, schools, multiple shopping facilities and restaurants at Whetstone High Road.


Sole Agent

Key Features

- AIR CONDITIONED PRINCIPAL BEDROOM SUITE WITH DRESSING AREA AND BATHROOM
- TWO FURTHER BATHROOMS (1 EN-SUITE)
- FORMAL RECEPTION ROOM
- TV/FAMILY ROOM
- DELIGHTFUL LANDSCAPED REAR GARDEN WITH STUDIO/HOME GYM
- FOUR FURTHER BEDROOMS
- STUNNING KITCHEN/BREAKFAST ROOM
- DINING ROOM
- CARRIAGE DRIVEWAY AND INTEGRAL DOUBLE WIDTH GARAGE

Important Information

- **Price:** £2,695,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:**
- **Locaton:** Totteridge

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

Harmsworth Way, Totteridge, London, N20

APPROX. GROSS INTERNAL FLOOR AREA 4178 SQ FT 388.1 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT, OUTBUILDING & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Real Estates REF : 423241

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. 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 space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

**richard
james**

ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz

