



Elmstead Close, Totteridge, N208ER
£899,950



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A DETACHED family home in this sought after cul-de-sac situated close to Totteridge & Whetstone Northern Line tube station.

The well presented accommodation comprises lounge, fitted kitchen/dining room, guest cloakroom, 3 bedrooms, bathroom/wc, block paved driveway providing off street parking for 2-3 cars, garage and approx 71 ft pretty rear garden.

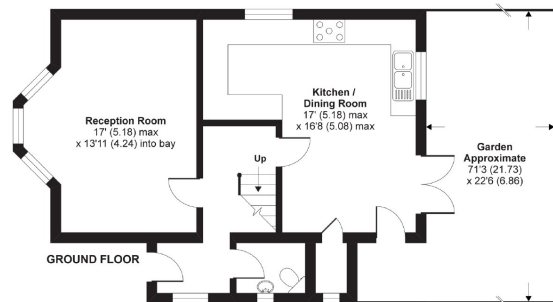
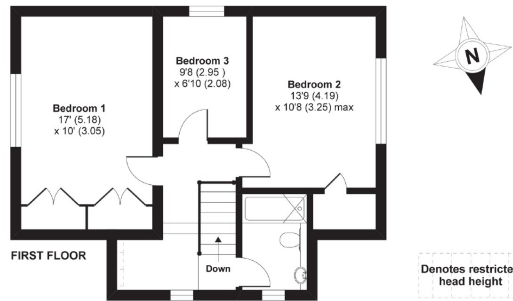
Viewing is highly recommended via Sole Agent REAL ESTATES 020 8445 3132.





Elmstead Close, Totteridge, London, N20

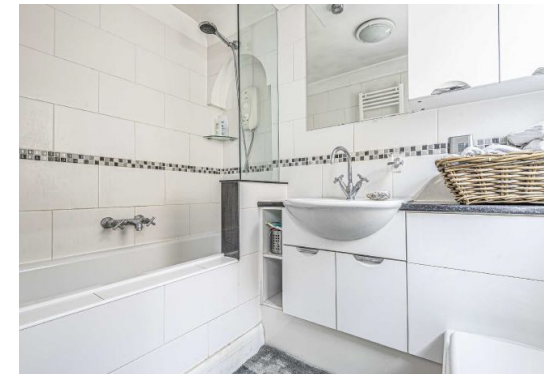
APPROX. GROSS INTERNAL FLOOR AREA 1131 SQ FT 105 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100 A			15-199 A		
81-91 B			18-21 B		
69-80 C			35-49 C		
55-68 D			50-54 D		
49-54 E			55-59 E		
41-48 F			62-69 F		
35-40 G			70-100 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		63		57	40
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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