



Badgers Croft, Totteridge, N208AH
£775,000



REAL ESTATES

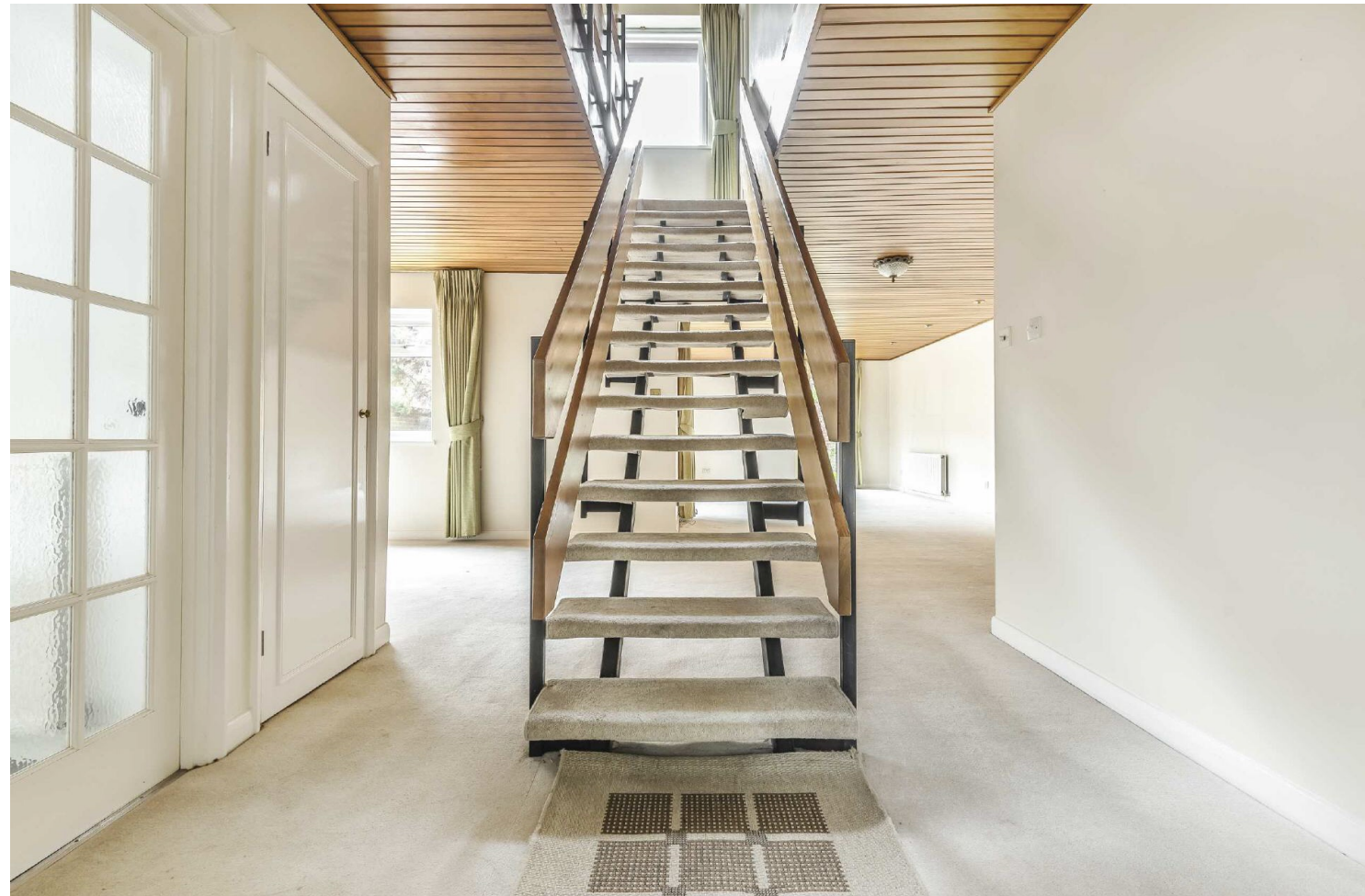
Estate Agents - Residential Sales - Investments - Lettings

Offered CHAIN FREE and situated in a private residential development in the heart of Totteridge Village, Real Estates are delighted to offer for sale this 3 bedroom family home.

This property comprises spacious L-shaped reception, separate fitted kitchen, study/TV room 3 bedrooms and 2 bathrooms (1 en suite).

Further benefits include a communal tennis court and gardens, views over greenbelt countryside, garage, parking and is conveniently located for Totteridge & Whetstone Northern Line tube station as well as multiple shops and restaurants at Whetstone High Road.

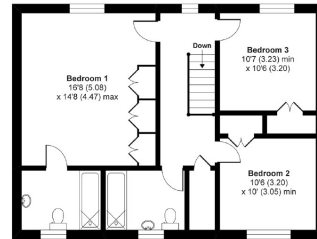
Sole Agent.



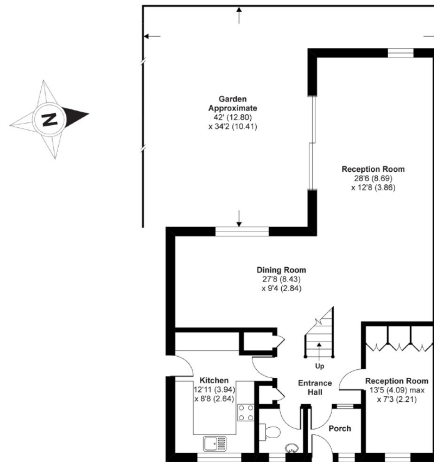


Badgers Croft, Totteridge, London, N20

APPROX. GROSS INTERNAL FLOOR AREA 1676 SQ FT 155.7 SQ METRES



FIRST FLOOR

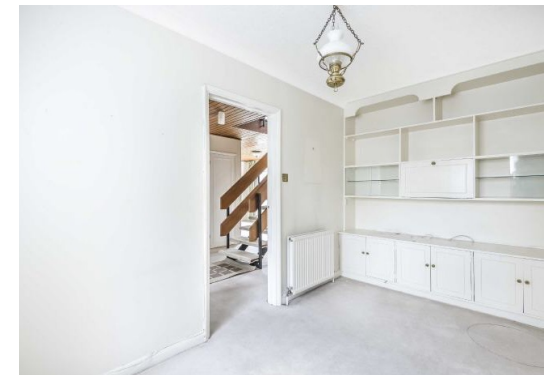


GROUND FLOOR

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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92-100	A		92-100	A	
81-91	B		81-91	B	
69-80	C		69-80	C	
55-68	D		55-68	D	
45-54	E		45-54	E	
35-44	F		35-44	F	
21-34	G		21-34	G	
1-20			1-20		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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