



Elmstead Close, Totteridge, N20 8ER
£1,050,000



REAL ESTATES

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OFF MARKET OPPORTUNITY- Real Estates are delighted to offer for sale this 3 BEDROOM DEATCHED family home situated in a highly sought after cul-de-sac in the heart of Totteridge.

The house provides bright, spacious accommodation and offers excellent opportunity to refurbish and extend as required (subject to planning permission).

The current accommodation comprises 2 receptions, kitchen and guest cloakroom on the ground floor, with 3 bedrooms and a family bathroom upstairs.

The house is approached via a driveway which leads to the garage. The west facing garden measures approximately 70' and is mainly laid to lawn with a variety of mature trees and shrubs to the borders.

Elmstead Close is a popular residential cul-de-sac close to local schools including Woodridge and St Andrews, shops and restaurants at Whetstone High Road and Totteridge and Whetstone underground station (Northern Line). From Elmstead Close is a path which takes you to Totteridge Cricket Club and the Green.

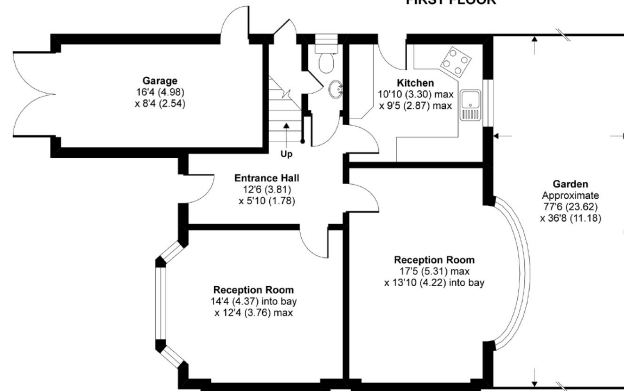
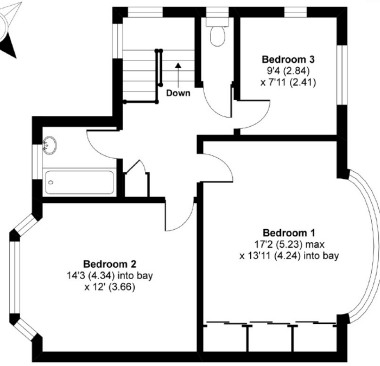




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Approximate Area = 1404 sq ft / 130.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richscom 2020. Produced for Real Estates. REF: 604372.

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	
100-100 A		100-100 A	
90-100 B		90-100 B	
80-90 C		80-90 C	
70-80 D		70-80 D	
60-70 E		60-70 E	
50-60 F		50-60 F	
40-50 G		40-50 G	
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

Energy Efficiency Rating: 65 (Current), 81 (Potential)
 Environmental Impact (CO₂) Rating: 58 (Current), 77 (Potential)



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