



Greenway, Totteridge, N20 8EJ
£1,350,000



REAL ESTATES

Estate Agents - Residential Sales - Investments - Lettings

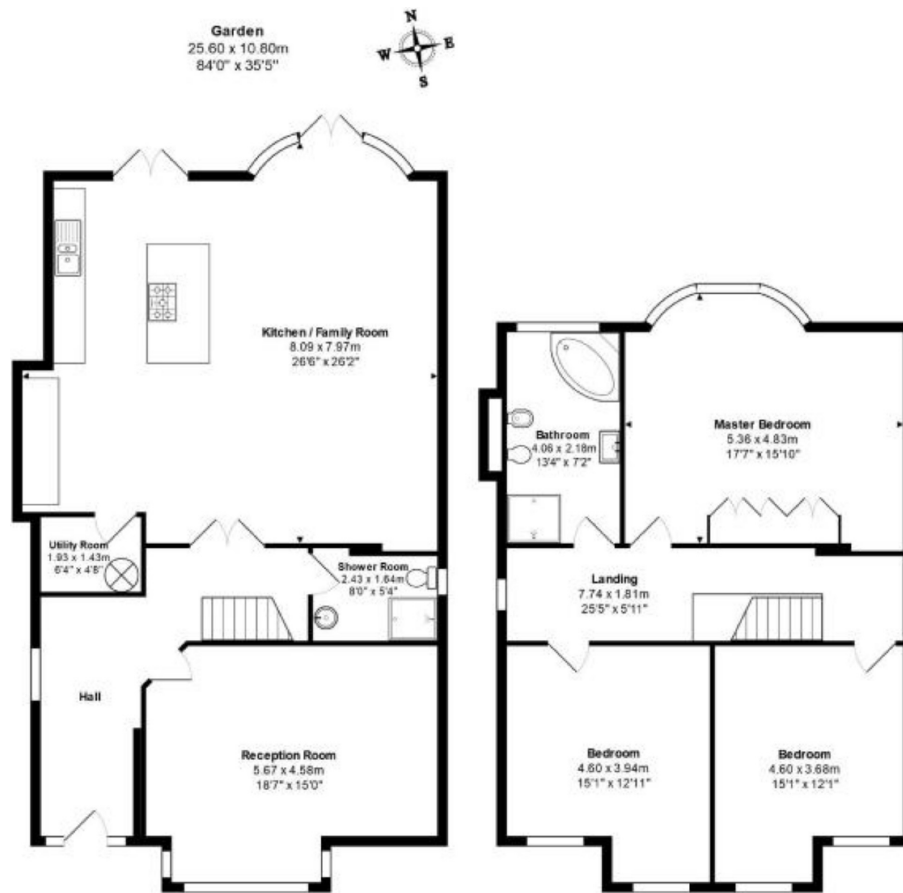
Real Estates are delighted to offer for sale this detached family home in a sought after, tree lined residential road close to Totteridge Green.

The property comprises Poggenpohl fitted kitchen open with family room, lounge, guest cloakroom/shower room, utility room, 3 double bedrooms (originally 4), family bathroom/wc, approx 84' rear garden and off street parking.

The property also benefits from underfloor heating and double glazing, as well as offering excellent potential to further extend (STPP).







Total Area: 184.0 m² ... 1980 ft² (excluding garden)

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	
25-34	G		25-34	G	
1-24			1-24		
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	

Current Energy Rating: **67** (D)

Potential Energy Rating: **80** (C)

Current Environmental Impact Rating: **60** (D)

Potential Environmental Impact Rating: **74** (C)



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