



Longland Drive, Totteridge, N20 8HE
£875,000



REAL ESTATES

Estate Agents - Residential Sales - Investments - Lettings

*** CHAIN FREE * VIEWINGS STRICTLY BY APPOINTMENT ONLY * A rare opportunity to purchase this UNMODERNISED 3 BEDROOM SEMI-DETACHED HOUSE with a LARGE GARDEN, GARAGE, OWN DRIVEWAY and with excellent potential to EXTEND IF REQUIRED (STPP).**

Early viewing is highly recommended via Sole Agent REAL ESTATES 020 8445 3132

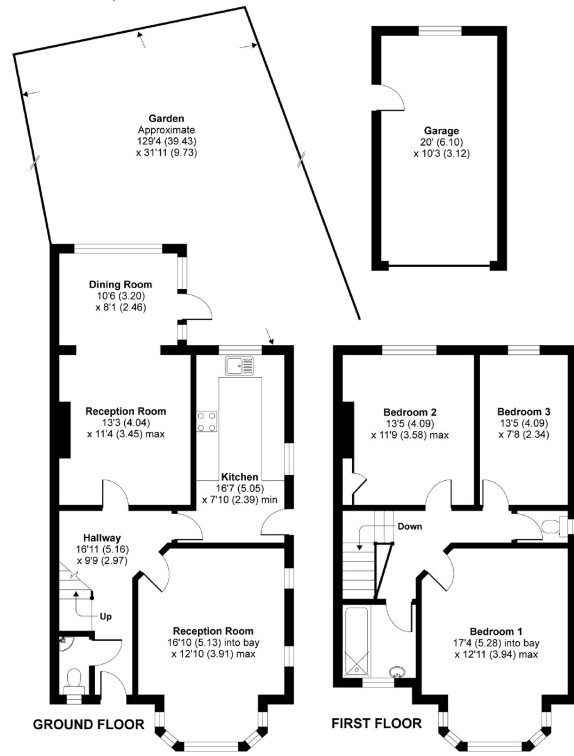




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Approximate Area = 1563 sq ft / 145.2 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2020. Produced for Real Estates. REF: 602914.

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 Not energy efficient - higher running costs		1-24 Not environmentally friendly - higher CO₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current Energy Rating: **53** (Potential: **74**)
 Current Environmental Impact Rating: **44** (Potential: **67**)



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