



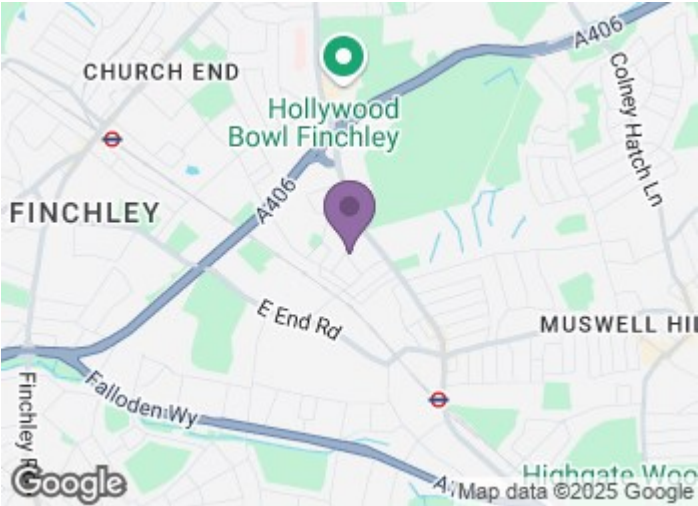
## Flat 12A, Elmfield House The Grange Estate , London, N2 8ES

We offer this top floor three bedroom ex-local authority property, presented in very good order throughout. This spacious home comprises open plan reception room and kitchen diner, three bedrooms, family bathroom and roof terrace. The property is situated within walking distance to East Finchley Underground tube station, the High Road and good schools.

**£440,000**

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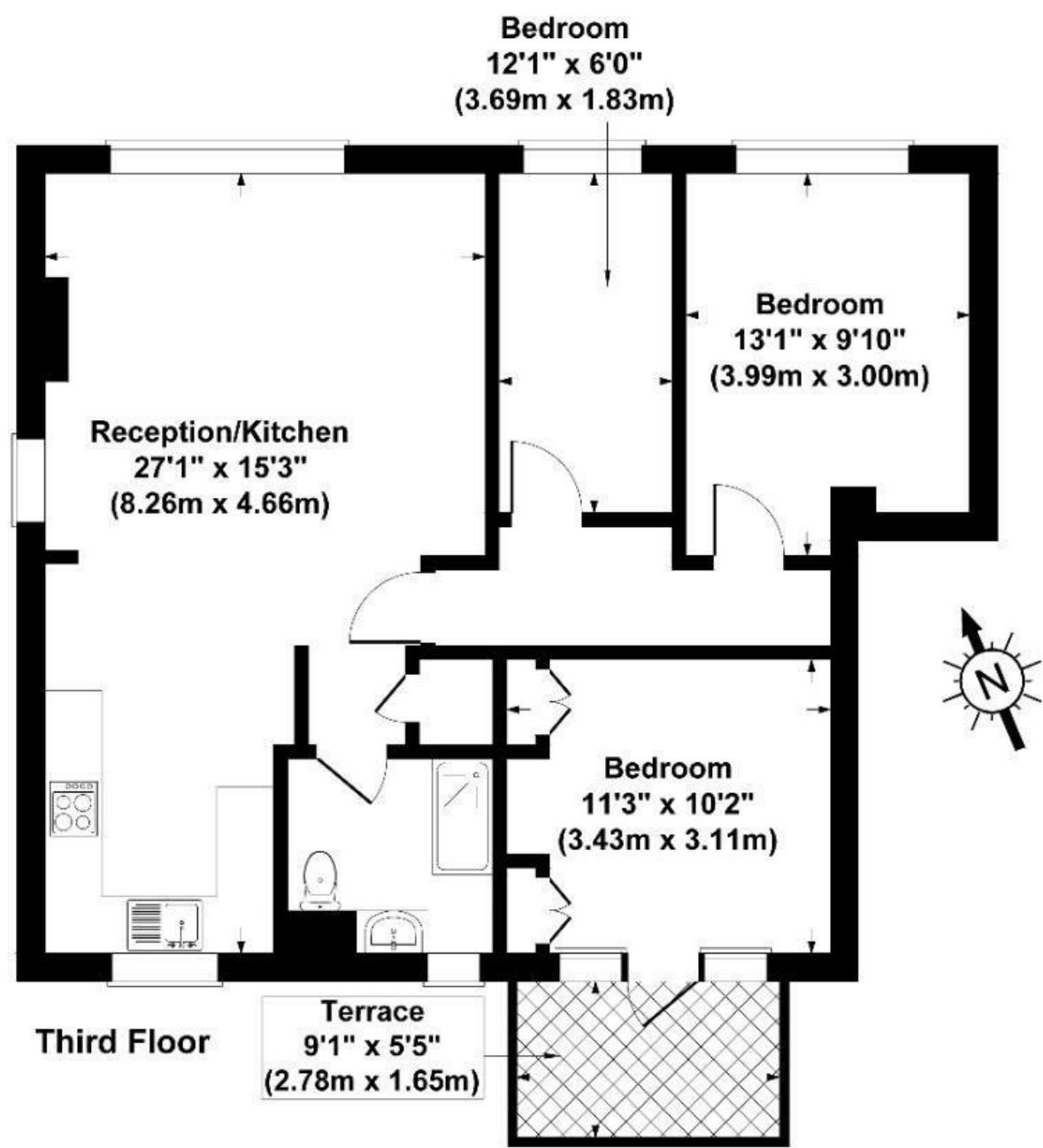
[Directions](#)







Floor Plan



**Elmfield House, London, N2**  
**Gross Internal Area 797 sq ft /74 sq metres**  
**Not to Scale. Produced by The Plan Portal 2024**  
**For Illustrative Purposes Only.**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		