



## 11a Elmfield House

The Grange, London, N2 8ES

We offer this recently refurbished two double bedroom top floor bedroom ex-local authority property located in this quiet turning just off King Street, N2. This spacious and beautifully presented home comprises large living dining room open, a new fitted kitchen, two bedrooms, new family bathroom and roof terrace. The property is situated within walking distance to East Finchley Underground tube station, the High Road and good schools are nearby.

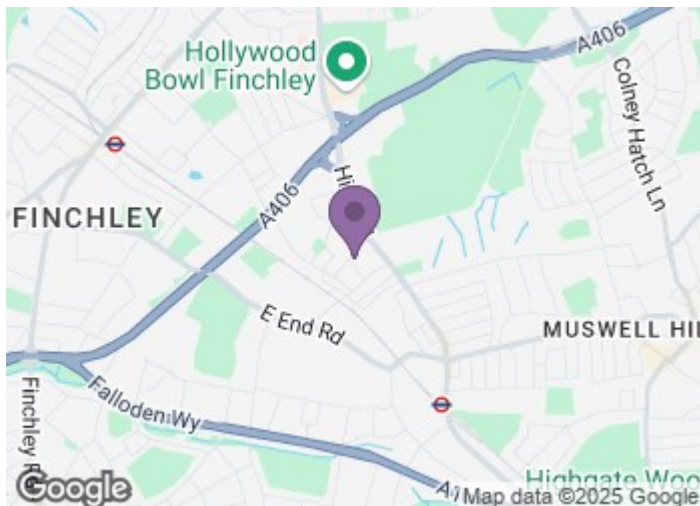
**£410,000**

# 11a Elmfield House

The Grange, London, N2 8ES



- Reception Dining Room
- Newly Fitted Bathroom
- Top Floor
- Newly Fitted Kitchen
- Roof Terrace
- Great Investment Or First Time Buy
- Two Bedrooms
- Access To Loft

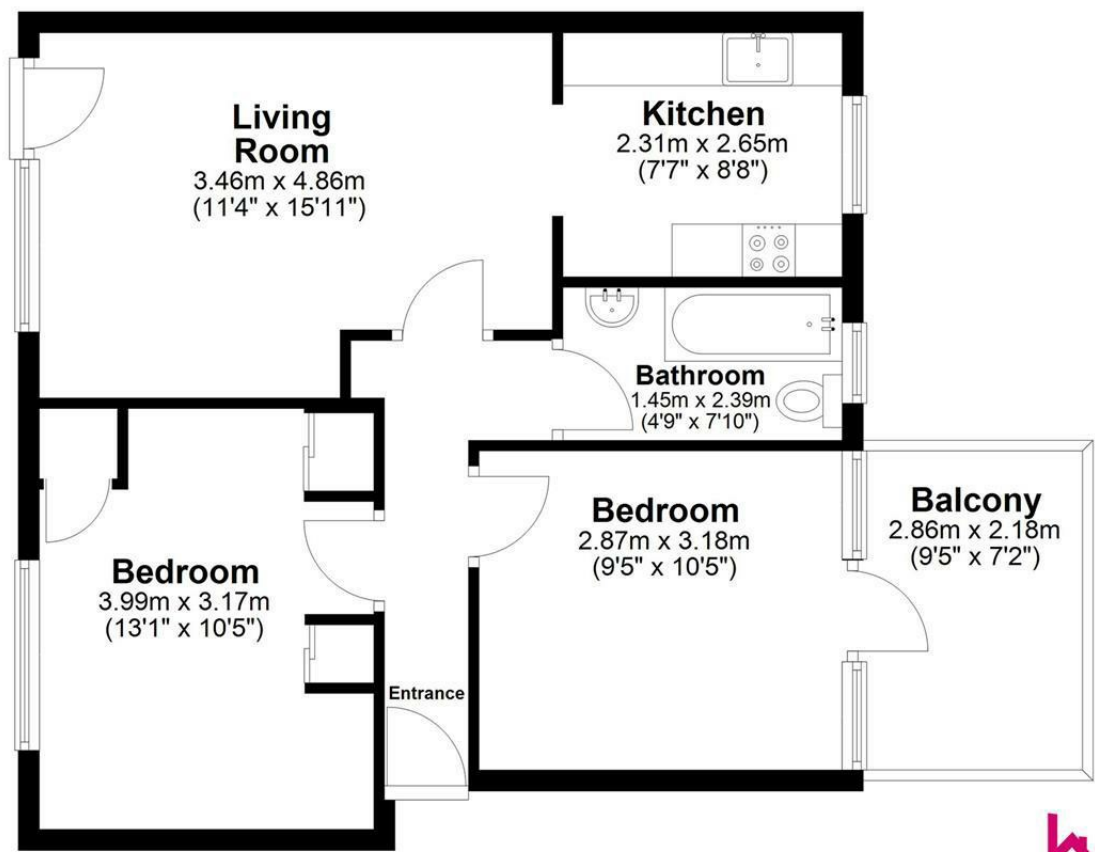


[Directions](#)





Floor Plan



**Evolve**  
www.evolve-uk.co.uk

This floor plan is for illustrative purposes only.  
Floor areas (including total floor area) openings are approximate.

TOTAL FLOOR AREA	Sq. meters	53.3
	Sq. feet	573.6

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.

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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		