



Elmstead Close, Totteridge, N20 8ER  
£1,195,000 Freehold Council Tax Band G

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Real Estates are delighted to offer for sale this 3 bedroom detached house situated in a highly sought after residential cul-de-sac. The property is located within walking distance to Totteridge and Whetstone Underground station (Northern Line), South Herts Golf Club, Totteridge Tennis Club, open spaces, excellent local schooling and within easy reach of the shopping and restaurant facilities of Whetstone High Road.

The ground floor comprises Guest WC, integral garage, front reception room (currently with a shower) opening onto a spacious open plan kitchen/ dining area with wine cellar. To the first floor, there are 2 larger bedrooms and a study / additional room and family bathroom. Externally the property has a sizeable rear garden and driveway for a number of cars and the benefit of a garage.

Early viewing recommended via the sellers sole agent.

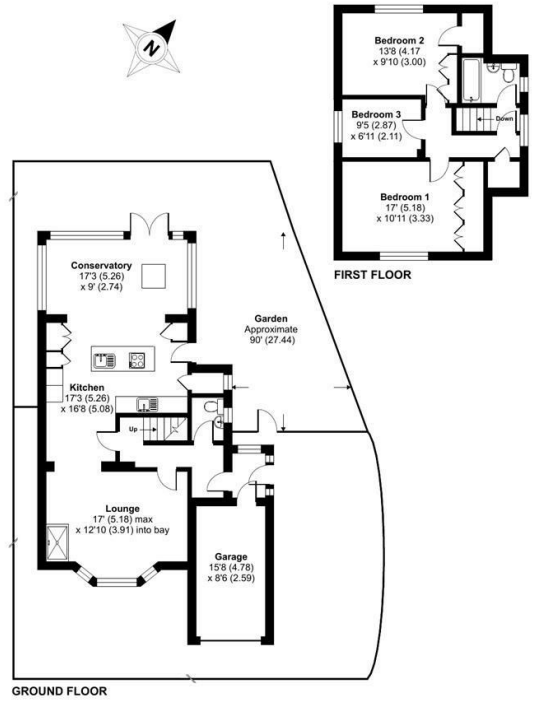




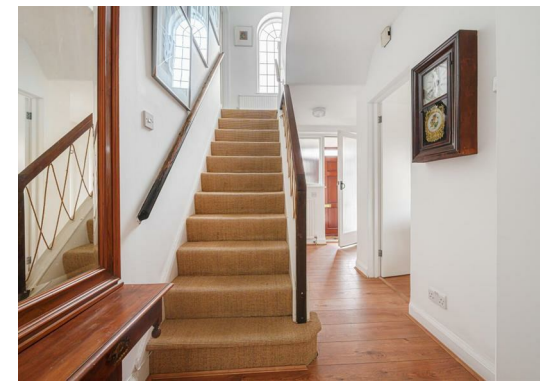
# Elmstead Close, London, N20

Approximate Area = 1463 sq ft / 135.9 sq m  
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	54	70
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
EU Directive			



**Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rinchecom 2023. Produced for Real Estates - REF: 1109636



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