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# The Conifers

Totteridge Village



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## 96 Totteridge Village, London, N20 8AE

Developed to the highest of standards and set behind private gates is this modern and contemporary three bedroom three bathroom ground floor apartment.

The property comprises of guest cloakroom, utility room. two allocated parking bays under cover, use of communal gardens, modern open plan living with luxury finishing throughout.

Council Tax Band H

Barnet Council

6 Weeks deposit

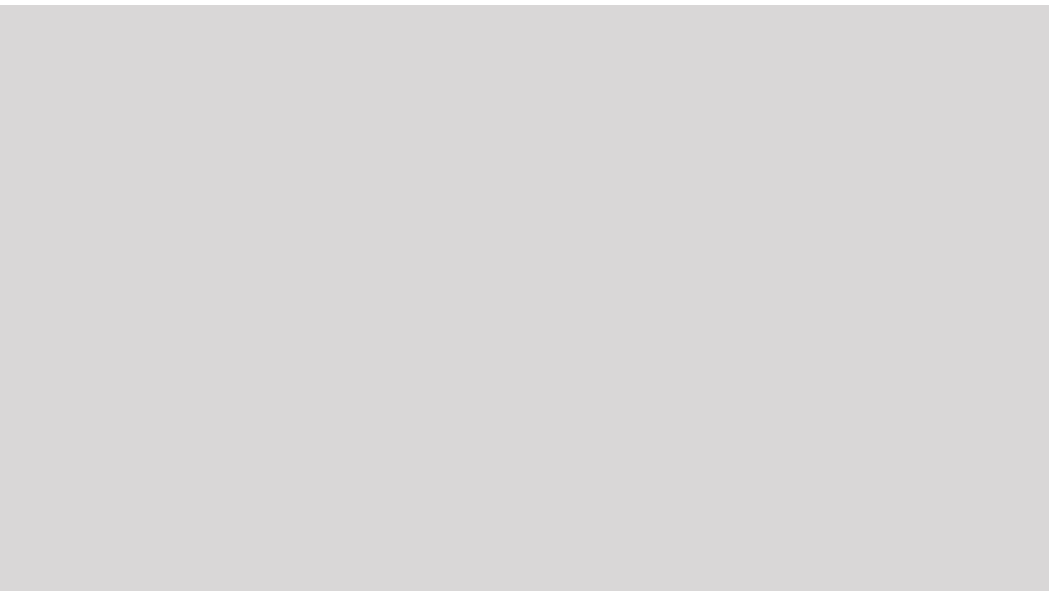







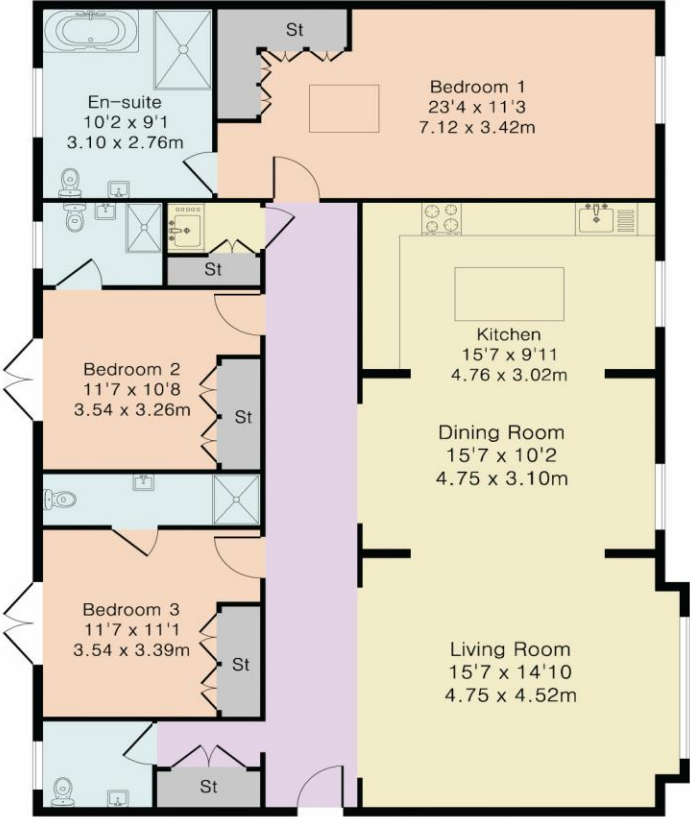






Approximate Gross Internal Area 1565 sq ft – 145 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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