



HOPPERS ROAD, N21
£575,000 LEASEHOLD

A STUNNING GARDEN FLAT LOCATED A SHORT STROLL TO THE DESIRABLE WINCHMORE HILL GREEN AND BR STATION.

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DESCRIPTION:

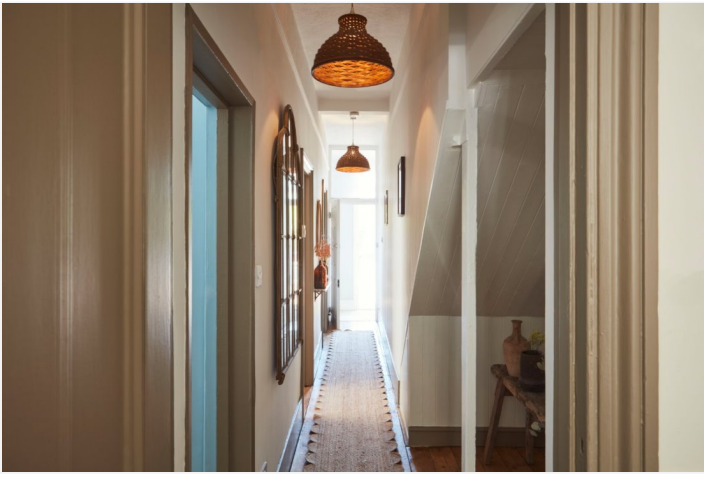
A charming garden flat arranged over the entire ground floor of a semi-detached period conversion, within close proximity to the desirable Winchmore Hill 'Green' with its boutique shops, eateries, and BR station to Moorgate. You will also find the popular Grovelands Park also within easy reach. With a substantial following on Instagram ('asmalltownhouse'), this beautifully presented property has undergone significant renovation by the current owners, resulting in an interior filled with an array of creative finishing touches and bold design statements, whilst remaining sympathetic to the character of the building.

You will find a light and airy reception room at the rear with French doors providing access to a decked patio, a cast iron fireplace and stripped wood flooring. Adjacent to the reception room is a separate kitchen with bespoke units framed by a custom-made concrete worktop, and a door providing side access. Two generously sized bedroom enjoy fitted wardrobes. The stunning principal bedroom features a large bay with tall shutters and a window seat below. The bathroom is beautifully furnished with traditional fixtures and fittings, including a freestanding claw bath. There is also a walk-in shower and a custom concrete wash hand basin. Outside you will find direct access to a well-maintained rear garden and a parking space for one car at the front.

Council Tax: London Borough of Enfield - Band D, Service Charge: N/A

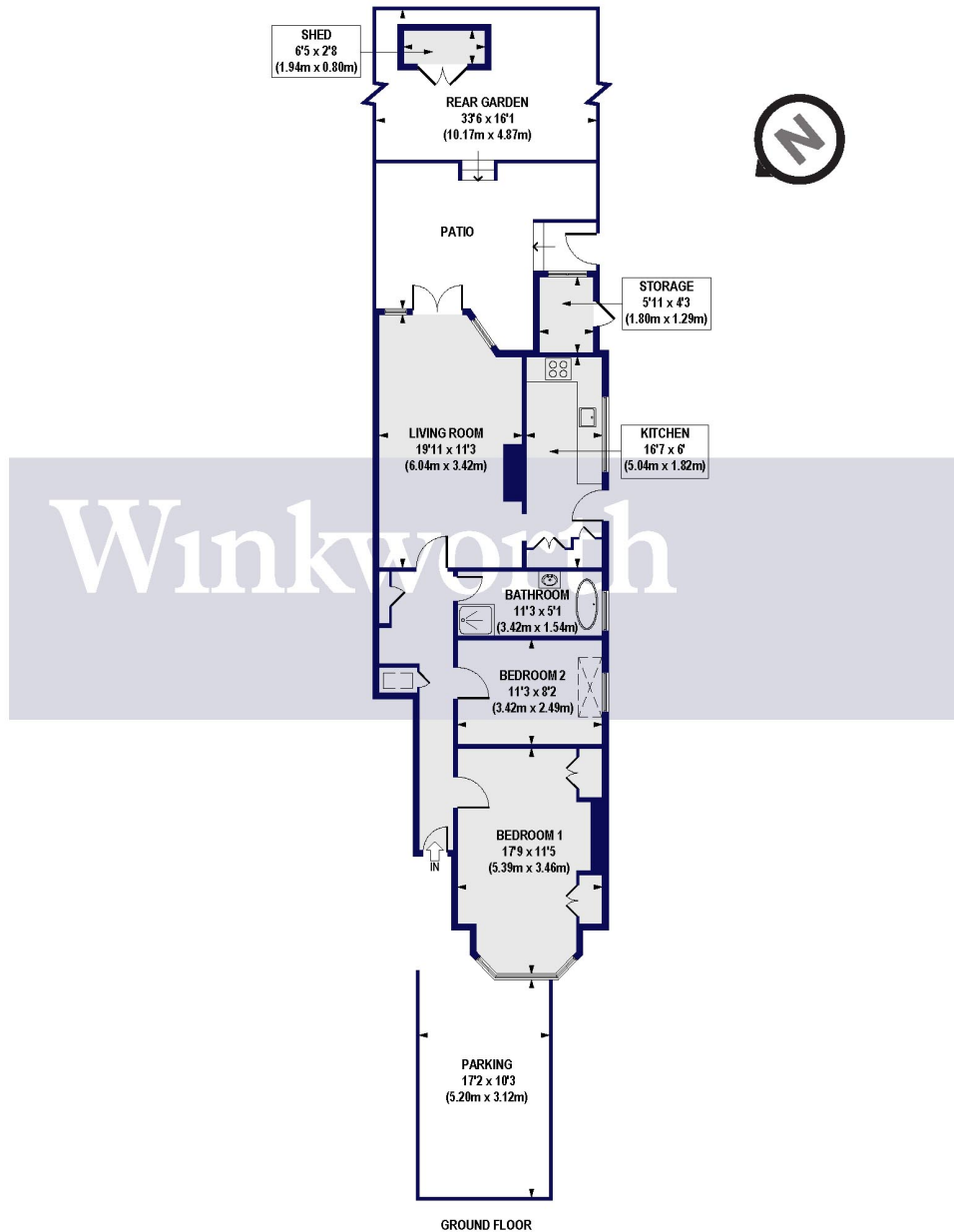
Ground Rent: £25 Per Annum, Remaining Lease Term: Circa 102 Years (125 years from 24/6/2000)





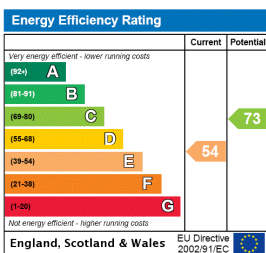
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Approx. Gross Internal Floor Area 760 sq. ft / 70.59 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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