

Barrowell Green, N21

2 1 1

Guide Price £348,000 *Leasehold*

A generous two-bedroom first-floor flat, one of the larger properties within this small private development, offered for sale chain-free and conveniently located close to the shops, cafés and restaurants along Green Lanes and Winchmore Hill Broadway. Winchmore Hill railway station is approximately 0.8 miles away, providing services to Moorgate, while the property is also within the catchment areas of the popular Highfield Primary School (rated Strong Standard by Ofsted in July 2026) and Winchmore Secondary School. The property is also well placed for nearby open spaces, cricket fields and tennis courts, as well as First Farm Wetlands, with the New River running alongside the development.





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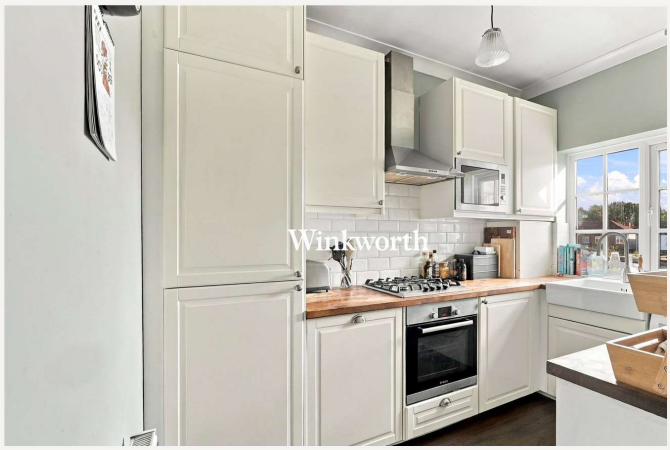
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Offering approximately 675 sq. ft. of living accommodation, high ceilings and an allocated parking space within the grounds, the property enjoys a tucked-away position within the development, adjacent to the New River.

The light and well-presented accommodation is accessed via a private staircase leading to a generous entrance hall and landing, which also provide useful additional storage space. The property features a spacious reception room with ample space to dine, two double bedrooms, one of which benefits from dual-aspect windows, a fitted Shaker-style kitchen with integrated appliances, and a modern bathroom. Further benefits include an intercom entry phone system, double glazing and well-maintained communal grounds.

We highly recommend an internal viewing to fully appreciate the generous accommodation and convenient location of this lovely property.









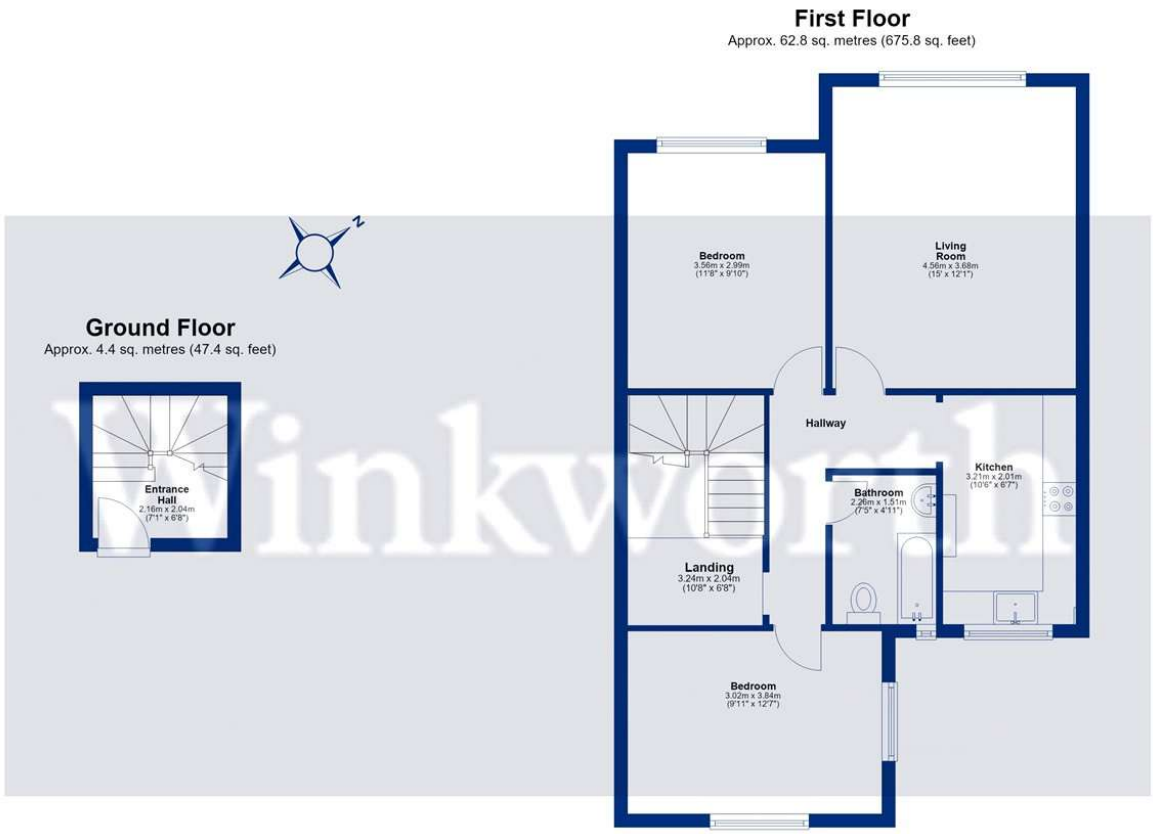






MATERIAL INFO

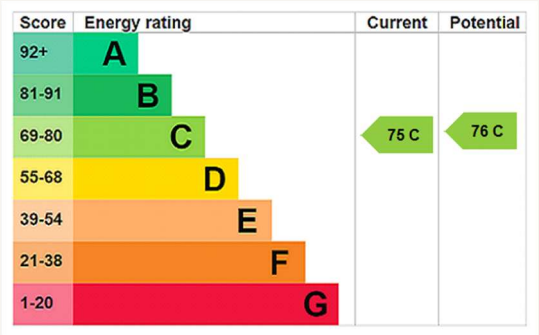
Tenure: Leasehold
Term: 164 year and 6 months
Service Charge: £1968 per annum
Ground Rent: Peppercorn
Council Tax Band: London Borough of Enfield – Band C
EPC rating: C



Total area: approx. 67.2 sq. metres (723.2 sq. feet)

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Floor Plan Drawn According To RICS Guidelines
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1B Kingsbridge Court, Barrowell Road



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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