



SPRINGBANK, N21
£340,000 LEASEHOLD

**LOVELY ONE-BEDROOM FLAT IN A DESIRABLE LOCATION
IN EASY REACH OF WINCHMORE HILL OVERGROUND AND
OUTDOOR SPACES.**

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

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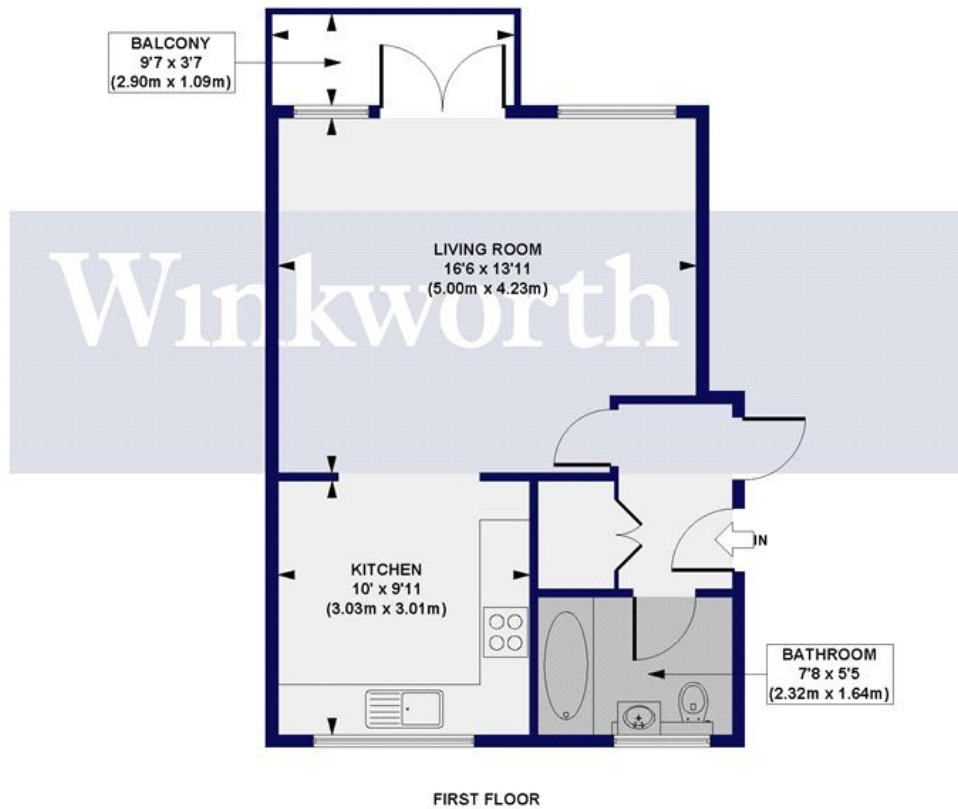
DESCRIPTION:

A light and spacious flat situated on the first floor of a well-maintained block in a desirable location in Winchmore Hill, just over half a mile from Winchmore Hill overground (to Moorgate via Finsbury Park, and approximately a mile from Southgate Underground Station (Piccadilly line)). You will also find the expanses of Groveland and Oakwood Parks nearby.

Offered for sale chain-free, the property benefits from a well-proportioned reception room with space for a dining table and direct access to a private balcony overlooking a lawn. An opening at one end of the reception room leads into a contemporary-style kitchen. There is also a double bedroom with a fitted wardrobe, and a bathroom with a three-piece suite. Additional benefits include double-glazed windows, an intercom entry system, gas central heating, built-in storage, and a remaining lease term in the region of 941 years. We highly recommend a viewing to appreciate the space and location of this lovely property.



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Approx. Gross Internal Floor Area 415 sq. ft / 38.51 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	79 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 941 year and 0 months

Service Charge: £1,556 per annum including ground rent

Ground Rent: See above

Council Tax: London Borough of Enfield – Band C

All figures that are shown were correct at the time of listing.

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