



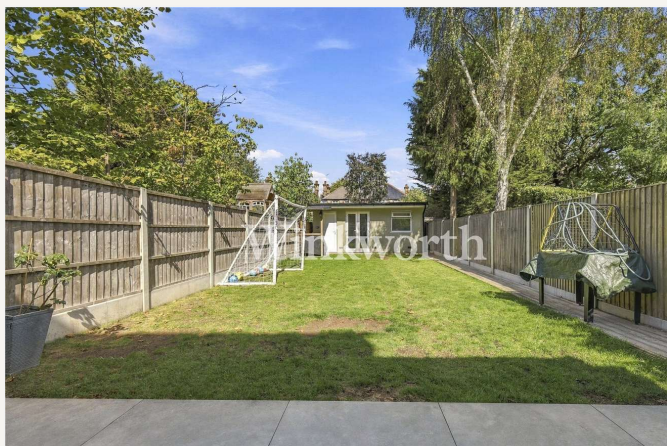
Woodberry Avenue, N21

£595,000 *Share of Freehold*



A stunning garden flat offered for sale with no onward chain, occupying the entire ground floor of a terraced period house in a sought-after location within easy reach of Winchmore Hill Green, with its excellent selection of cafés and restaurants, Winchmore Hill Overground station providing direct services to Moorgate, and the attractive open spaces of Grovelands Park.

The property has been updated by the current owner, creating a practical layout with stylish modern finishing touches. At the rear is a spacious open-plan kitchen/dining room flowing seamlessly into the living area, enhanced by a skylight drawing plenty of natural light into the space. The kitchen is fitted with sleek handleless units, quartz worktops and integrated appliances. An opening to one side leads to an inner lobby with useful built-in storage and access to a modern shower room featuring a double walk-in shower.



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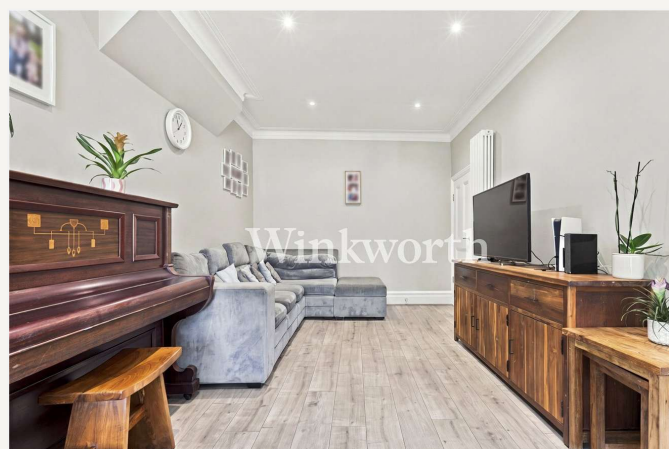
for every step...



There are two double bedrooms located off the tessellated-tiled entrance hall. The principal bedroom is situated at the front of the property and benefits from double-glazed bay windows, a cast-iron radiator, contemporary fitted wardrobes and a feature fireplace.

Outside, the property enjoys a low-maintenance rear garden with a spacious patio, power points, and lighting. A decked pathway leads to a useful outbuilding, which benefits from separate shed storage and a shower room/WC.

We highly recommend a viewing to fully appreciate the space, stylish presentation and lovely garden this impressive flat has to offer.



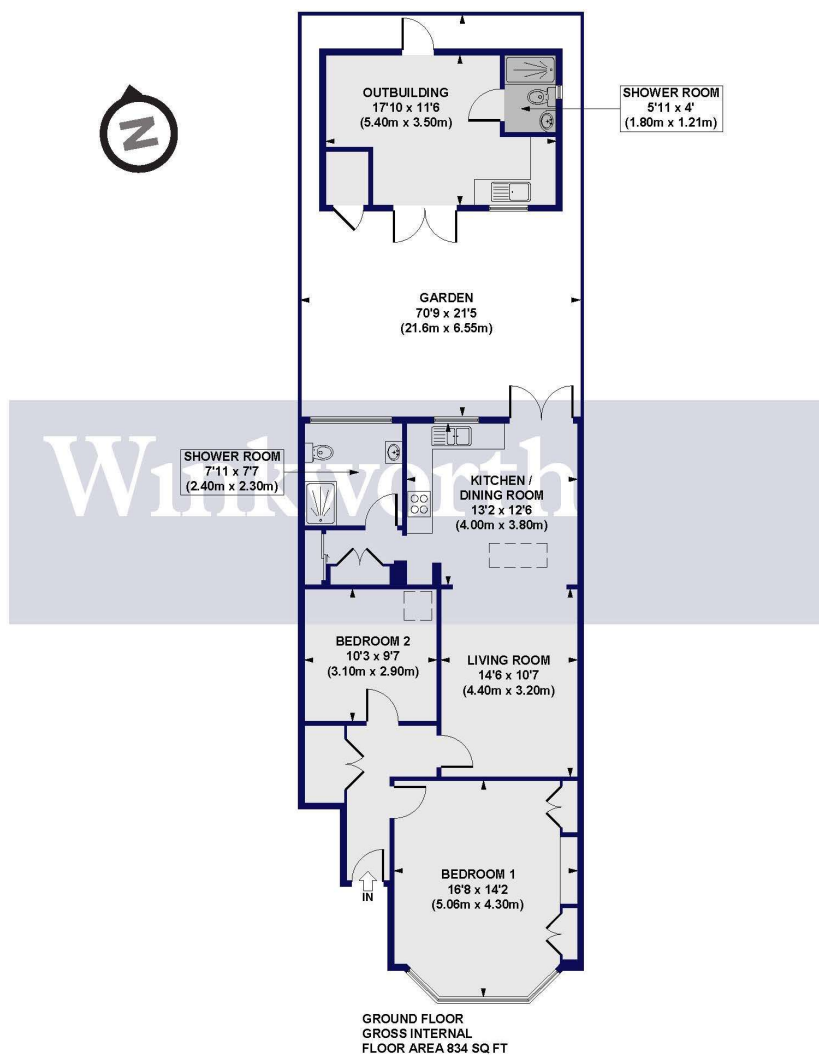


MATERIAL INFO

Tenure: Share of Freehold
Underlying Lease Term: Circa 945 years remaining
Service Charge: £0
Ground Rent: £0
Council Tax Band: C
EPC rating: To be confirmed

Woodberry Avenue, N21

Approx. Gross Internal Floor Area 1038 sq. ft / 96.39 sq. m (Including Outbuilding)



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.

EPC to be confirmed

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PGN260257>

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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