



STATION ROAD, N21
£339,500 LEASEHOLD

**A SUPERB ONE-BEDROOM FLAT LOCATED IN
THE HEART OF WINCHMORE HILL.**

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DESCRIPTION:

A fantastic split-level flat, arranged on the top floor of a detached period house in the heart of Winchmore Hill, a short stroll to the rail station serving Moorgate, as well as the charming 'Green,' with its excellent selection of cafes and restaurants. Boasting a light and airy interior, with windows across all aspects, the property would suit a first-time buyer or those looking for a buy-to-let investment opportunity and is offered for sale with no onward chain.

Accommodation consists of a spacious reception room with a pitched ceiling and stripped wood flooring which extends to the landing. You will also find a generously sized eat-in kitchen with modern units and space to dine at one end, a large double bedroom with a fitted wardrobe, and a contemporary bathroom. The property also enjoys ample built-in storage and access to a loft. The remaining lease term is currently just under 90 years. However, the seller has advised Winkworth that the property will be sold with a 125 year lease upon completion, subject to an acceptable offer. To fully appreciate this lovely property's character and space, we recommend an internal viewing.

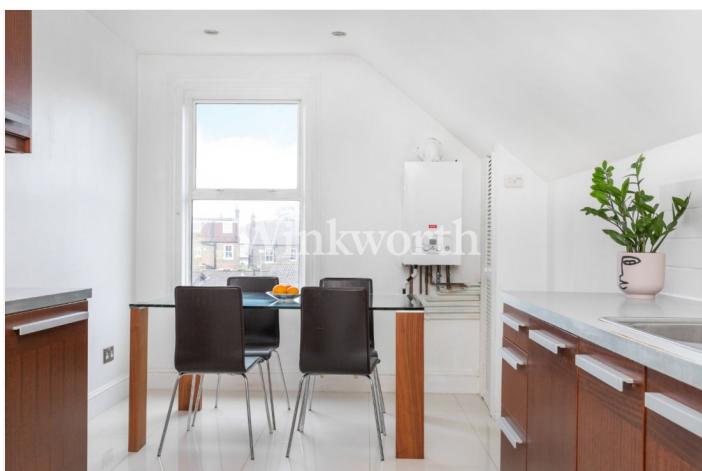
-Council Tax: London Borough of Enfield - Band C

-Tenure: Leasehold

-Lease Term: 89 years and 8 months (as of February 2024)

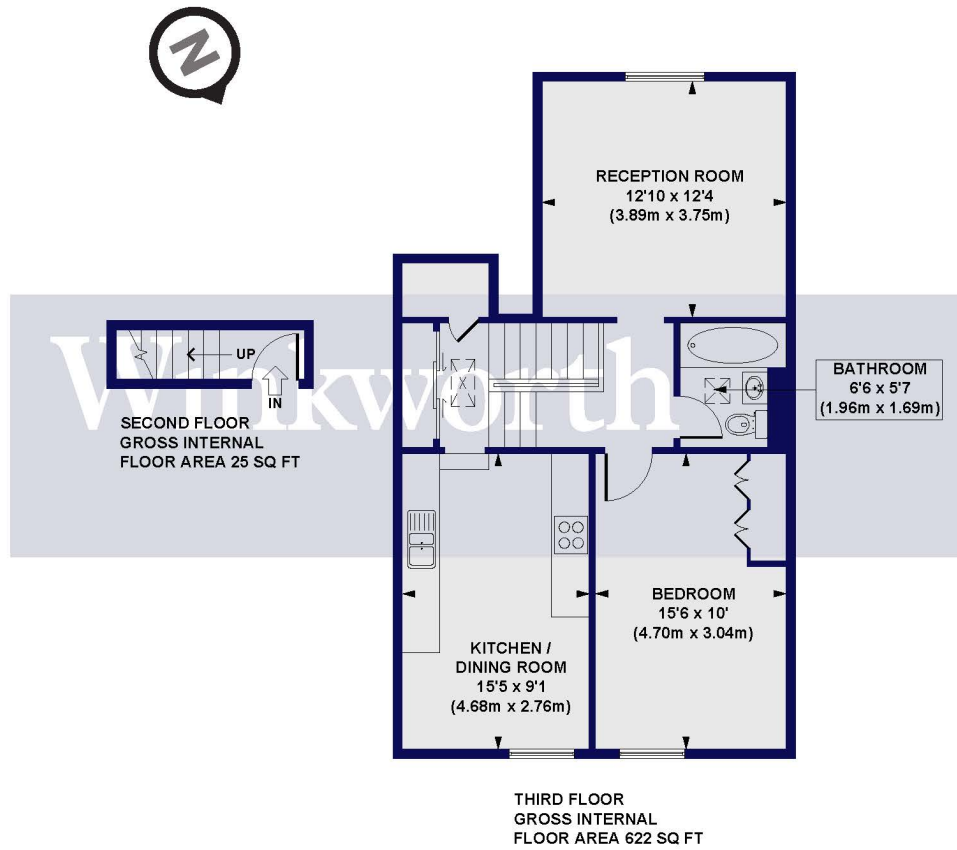
-Service Charge: N/A

-Ground Rent: £150 Per Annum





Station Road, N21
Approx. Gross Internal Floor Area 647 sq. ft / 60.12 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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