



Winkworth



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WOODLAND ROAD, N11
£365,000 LEASEHOLD

TWO-BEDROOM APARTMENT IN A CONVENIENT LOCATION FOR
PUBLIC TRANSPORT LINKS INTO THE WEST END AND THE CITY.

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

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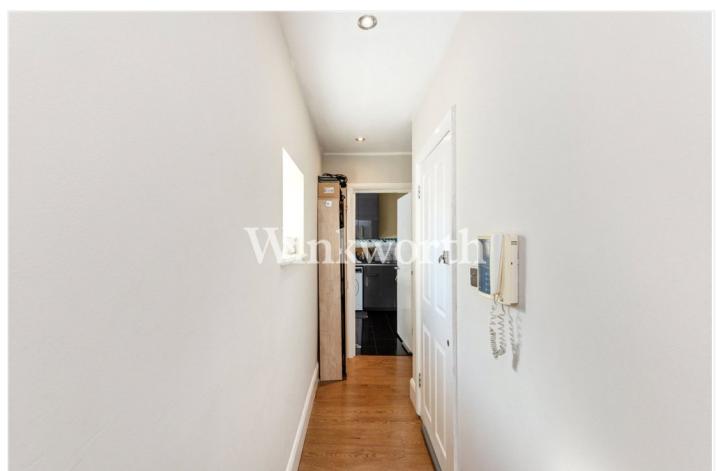


DESCRIPTION:

A spacious apartment set on the first floor of a period conversion, offered for sale chain free, located a short stroll to New Southgate overground (too Moorgate via Finsbury Park) and just under half a mile to Arnos Grove tube (Piccadilly line), making it ideal for commuters.

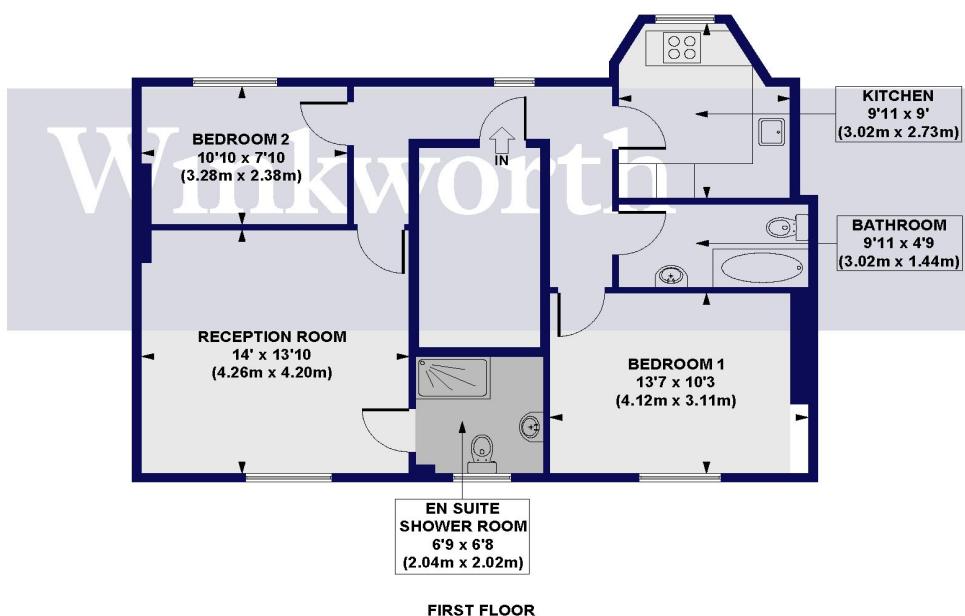
The property benefits from just under 700sq.ft of floor area including a generously sized reception room with ample space for a dining table (currently used as a bedroom), a modern kitchen fitted with a range of integrated appliances, two well-proportioned bedrooms, one with an en-suite to the plus, plus a separate bathroom. Additional benefits include double glazing and gas central heating.

You will also find shopping amenities along nearby Friern Barnet Road, as well Nuffield Health & Fitness Gym in easy reach.



Woodland House, Woodland Road, N11

Approx. Gross Internal Floor Area 689 sq. ft / 64.00 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.

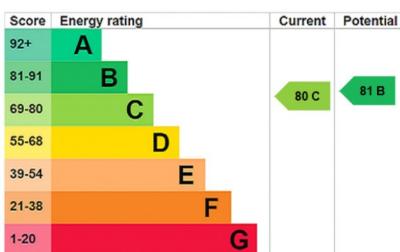
Tenure: Leasehold

Term: Approximately 143 year remaining (150 years from 30th November 2018)

Service Charge: Circa £500 per annum

Ground Rent: £250 per annum (subject to increase)

Council Tax: London Borough of Enfield – Band D



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