



WOODLAND ROAD, N11
£345,000 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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

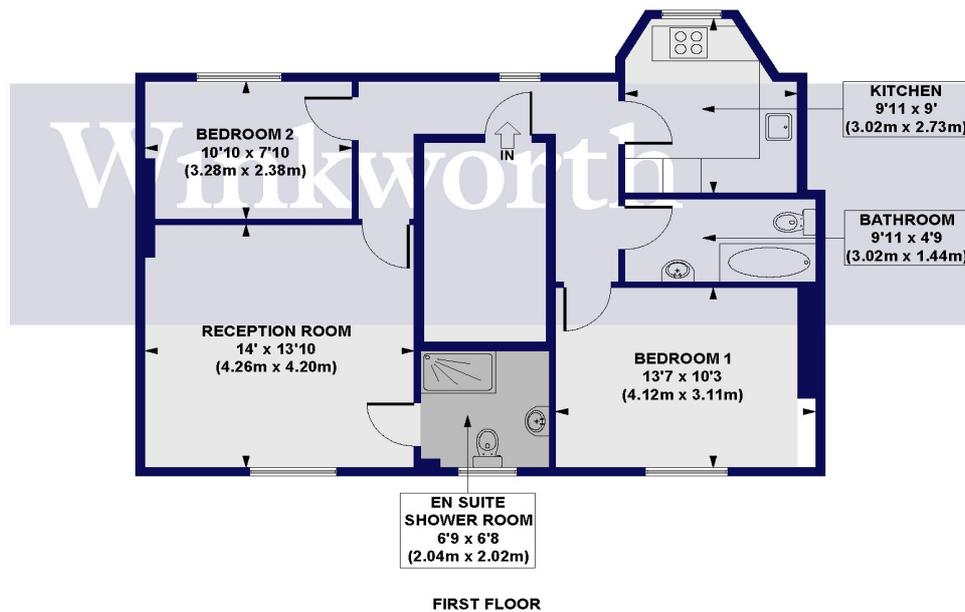
A spacious apartment set on the first floor of a period conversion, offered for sale chain free, located a short stroll to New Southgate overground (too Moorgate via Finsbury Park) and just under half a mile to Arnos Grove tube (Piccadilly line), making it ideal for commuters.

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.

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

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



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

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.