



WOODBERRY AVENUE, N21
£465,000 LEASEHOLD

**A STUNNING PERIOD FLAT WITH SPACIOUS ACCOMMODATION
AND AN IMPRESSIVE LOFT ROOM.**

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DESCRIPTION:

A beautifully presented first-floor period conversion with a large loft room, location on a desirable road within easy reach of Winchmore Hill station (to Moorgate), cafes, and shopping amenities along Winchmore Hill Broadway and The Green.

This tastefully decorated property has undergone some updating and enjoys 926 Sq. ft of floor area (including restricted height and loft room). You will find a spacious reception room with a cast iron feature fireplace, a contemporary fitted kitchen with a range of integrated appliances, a modern tiled bathroom, and a generously sized double bedroom with a fitted wardrobe. A spiral staircase on the landing leads to an impressive 18'3"x15'6" loft room with plenty of eaves storage and potential to be converted into a formal bedroom (subject to planning consent). Viewing is advised to fully appreciate the accommodation offered by this lovely property.

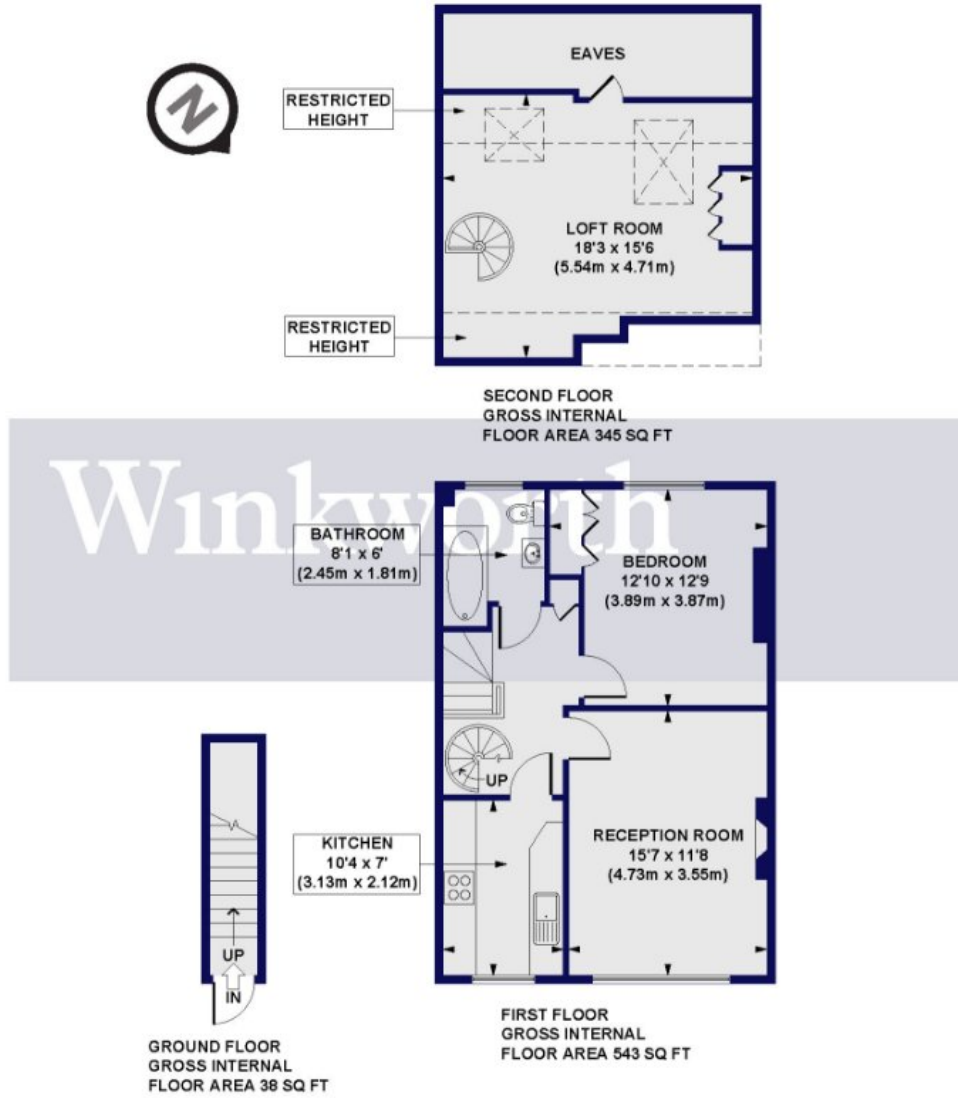
- Tenure: Leasehold
- Council Tax: London Borough of Enfield - Band C
- Lease Term: Approximately 103 years remaining (150 years from 25 March 1977)
- Service Charge: N/A
- Ground Rent: £120 Per Annum



Woodberry Avenue, N21

Approx. Gross Internal Floor Area 926 sq. ft / 86.03 sq. m (Including Restricted Height)

Approx. Gross Internal Floor Area 762 sq. ft / 70.79 sq. m (Excluding Restricted Height)



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 | | |
| (39-54) | E | | |
| (21-58) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 71 | 80 |
| EU Directive 2002/91/EC | | | |



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