



COMPTON ROAD, N21
£369,999 SHARE OF FREEHOLD

**A SPACIOUS TWO-BEDROOM GROUND FLOOR PERIOD
 CONVERSION IN A DESIRABLE LOCATION.**

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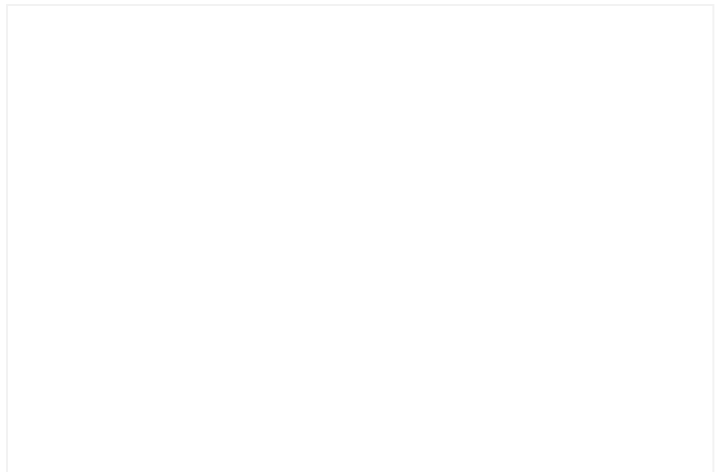
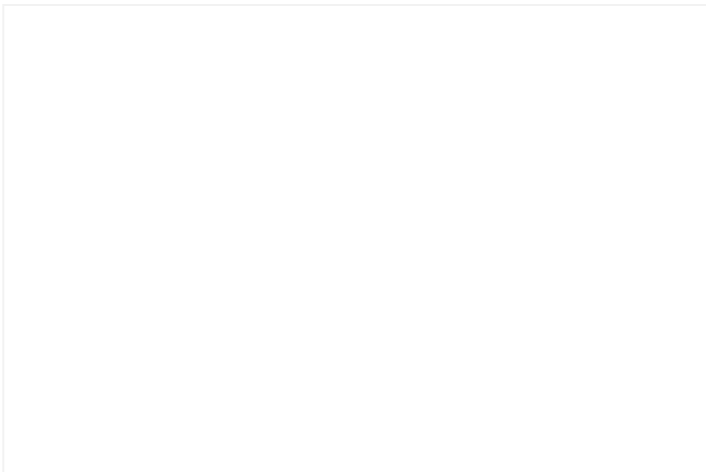
DESCRIPTION:

A charming ground-floor period conversion in a desirable location, within easy reach of Winchmore Hill Overground station (providing access to Moorgate) and The Green, renowned for its excellent cafes and restaurants.

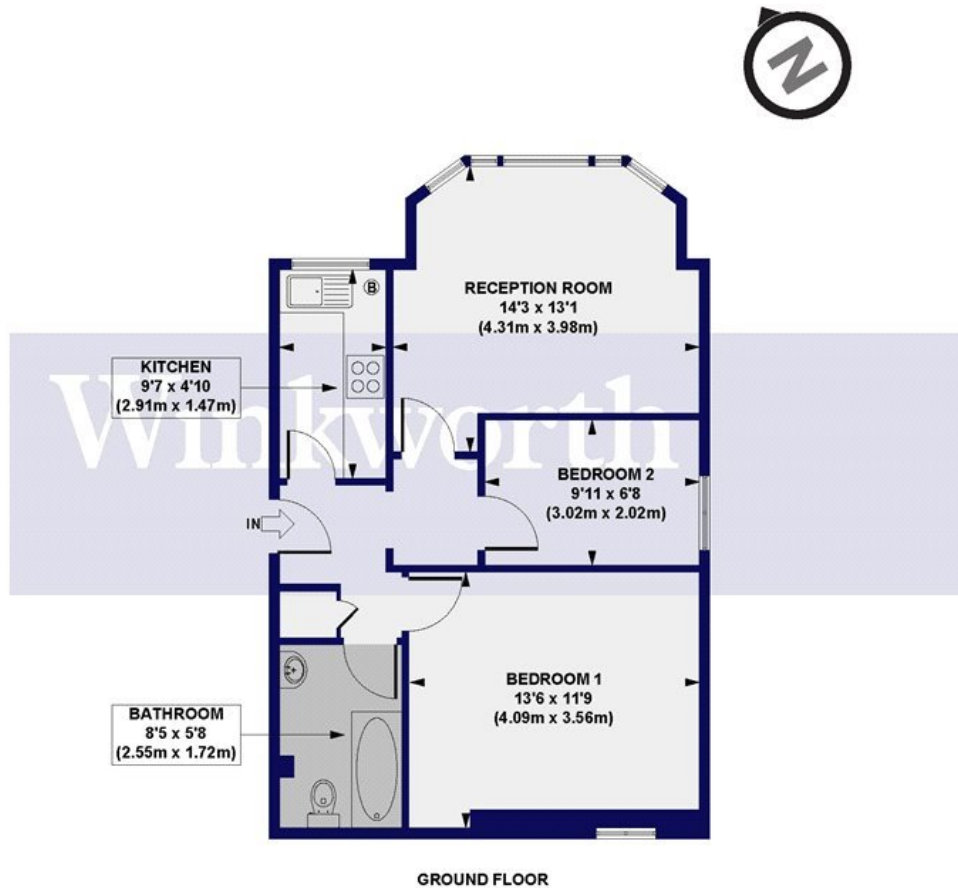
Offered for sale chain-free, the property features a spacious reception room with a bay window and ample space for a dining table. It also includes two bedrooms—one of which is a generously sized double, plus a contemporary bathroom, and a modern kitchen. Additional features include high ceilings throughout, engineered oak flooring in the reception room, bedroom two, and the entrance hall, built-in storage, and an intercom entry-phone system.

Outside, the property benefits from access to a substantial south-facing communal garden, reached via a footpath at the side of the building. The seller advises that there is also residents off-street parking at the front of the building which is on a first-come, first-served basis.

This property could make an ideal first-time purchase or buy-to-let investment, and we highly recommend a viewing to fully appreciate all it has to offer.



Compton Road, N21
Approx. Gross Internal Floor Area 548 sq. ft / 50.88 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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 952 year and 8 months

Service Charge: £1200 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

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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