



Woodberry Avenue, Winchmore hill

£450,000

Havilands

the advantage of experience



Havilands are pleased to present this Edwardian, one bedroom ground floor flat.

The bay fronted reception room retains original features including an open fire place and the large double bedroom benefits from French doors opening onto the garden. The kitchen and bathroom are to the rear of the property also with access to the garden.

Situated in the desirable Woodberry Avenue and within walking distance of The Green and Winchmore Hill mainline station (30 minutes to Moorgate), this property is well serviced by all local amenities.

- Edwardian property
- Original features
- Ground floor flat with garden
- Bedroom with access to garden
- Within walking distance of Winchmore Hill train station



For more images of this property please visit havilands.co.uk

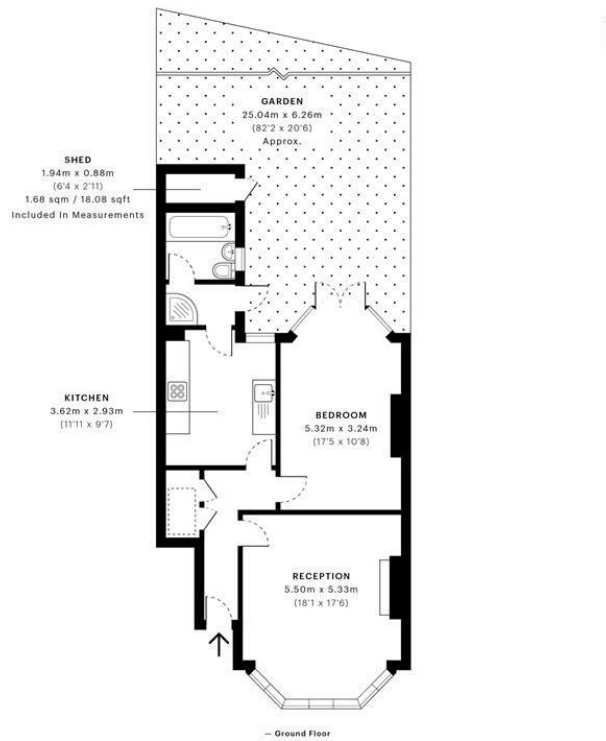


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GROSS INTERNAL AREA (GIA)
The footprint of the property
61.87 sqm / 665.96 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes enclosures, restricted head height
56.70 sqm / 610.31 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Controlled use area under 1.8m
1.19 sqm / 12.81 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPNS 38 RESIDENTIAL 61.49 sqm / 661.87 sqft
IPNS 30 RESIDENTIAL 58.13 sqm / 626.47 sqft
SPFC ID: 6033861d5500d20db98e3c2f