

RADCLIFFE ROAD

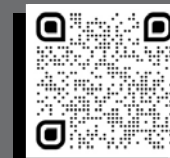
WINCHMORE HILL - N21

THOMAS
JAMES

ESTATE AGENTS



- 3 DOUBLE BEDROOMS
- PRIVATE GARDEN OR PARKING
- OPEN PLAN KITCHEN/LIVING SPACE
- NEW 250 YEAR LEASE
- PEPPERCORN GROUND RENT
- NO SERVICE CHARGE



FOR SALE
OIEO £550,000
SHARE OF FREEHOLD

RADCLIFFE ROAD

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3 BEDROOM SPLIT LEVEL MAISONNETTE



PROPERTY DESCRIPTION

This three double bedroom first and second floor apartment is one of just two maisonettes in a newly refurbished double-fronted period corner property in a highly desirable Winchmore Hill location just minutes from the shops and station at Winchmore Green and close to the many amenities along Green Lanes.

This unusually spacious three bedroom, two bathroom duplex has 1,130 square feet of space inside and its own private section of the side and rear garden. It also has fantastic all-day natural light, with windows on three sides.

The private entrance to the apartment is in Radcliffe Road, and a stair leads you straight up to a large central first floor hallway that has door to the main living space, two bedrooms and bathroom on this floor. The stairs continue up to the second floor which is home to a main bedroom suite that comprises a large double bedroom with an en suite shower room and three large built-in cupboards.

The spacious open-plan first floor living room is a huge 25'7" by 14'9", with three large west-facing windows that provide afternoon and evening sun and garden views. A smart, well-equipped kitchen occupies one corner, leaving lots of space in the rest of the room for a dining table and lounge area. The kitchen has stylish white gloss handleless fitted wall and floor cabinets with integrated appliances including a fridge/freezer, oven and hob, dishwasher and washing machine.

The two double bedrooms on this floor are at the front of the property; both are a good size with east-facing sash windows. The bathroom is fully tiled and has a contemporary suite with a bath and an overhead shower, and a wall-hung washbasin console with a mirrored cabinet above, and a WC.

EPC RATING: C

NO SERVICE CHARGE
NO GROUND RENT
SHARE OF FREEHOLD



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The top floor main bedroom has far-reaching rooftop views, ample space for a large double bed and two built-in cupboards. There's also a third built-in cupboard on the landing. The hotel-style ensuite a contemporary suite that includes a shower cubicle, a wall-hung washbasin console and a freestanding WC. The whole of this floor has great natural light from three large Velux skylights.

The property comes with its own section of the rear garden that extends c.57 ft along the side of the property from the side entrance to the rear of the property. This is paved and includes vehicle access to Radcliffe Road so it can be used for off-street parking if desire, and the side boundary has been left open at present to facilitate this option. Alternatively, the shiplap fencing could be completed to enclose the space, which would make a lovely spot to relax or entertain, with its ideal sunny southwesterly orientation

The property has been fully refurbished and finished to a high standard, with all-new electric, plumbing and double-glazed sash windows, and contemporary fixtures and fittings throughout, including engineered wood floors and downlighters. It has a new 250 year lease, peppercorn ground rent and an EPC rating of C, which is excellent for a period building.

LOCAL LIFE

The property is ideally located just moments from the wide selection of local shops along Green Lanes - including a Waitrose - and the shops and station at Winchmore Hill.

Winchmore Hill Overground station is just a seven minute walk away, with fast direct 30 minute journeys to Moorgate in the City.

There are plenty of lovely parks nearby, including Firs Farm Wetlands Park & Playing Fields and Grovelands Park

VIDEO



TRANSPORT



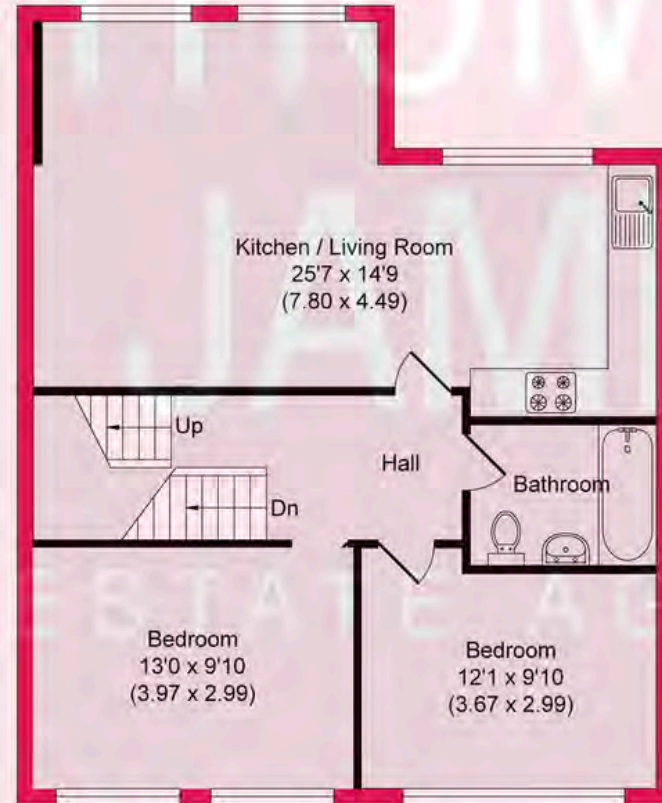
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Ground Floor
3.14 sq.m. (33.79 sq.ft.) approx.

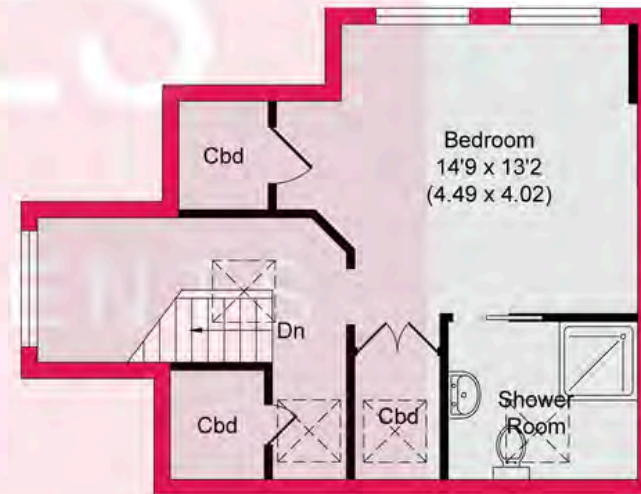


Garden
56'7 x 17'11
(17.26 x 5.45)

First Floor
68.09 sq.m. (732.92 sq.ft.) approx.



Second Floor
33.67 sq.m. (362.42 sq.ft.) approx.



TOTAL FLOOR AREA : 104.90 sq.m. (1129.13 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission or misstatement. This plan is for illustrative purposes only and should be used as such by any

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