

# GREEN LANES

WINCHMORE HILL - N21

THOMAS  
JAMES

kw



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



FOR SALE  
£600,000<sub>OIEO</sub>  
LEASEHOLD

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## 3 Bedroom Maisonette

**£650,000 OFFERS IN EXCESS OF**

### IN BRIEF

This three double bedroom ground 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.

### PROPERTY DESCRIPTION

This spacious apartment has lots of space inside and out, with its own front and back gardens, and all day sun from windows on the east, south and west sides.

Entering through the original front door of the property, you come into a central hallway which has a built-in cupboard and door to the open-plan main living space, all three bedrooms and the bathroom.

The spacious main open-plan room measures a generous 17'7" by 16'11" and has been thoughtfully designed with a smart, well-equipped kitchen occupying one corner and leaving ample space for a dining table and lounge area. The kitchen has gloss white handleless fitted wall and floor cabinets and an integrated appliances that include a fridge/freezer, oven and hob, dishwasher and washing machine. A large window above the sink and glazed French doors provide garden views and access to the paved garden terrace and provide lovely afternoon and evening sun.

All the bedrooms have great natural light, and two are dual aspect. The main bedroom has garden views and lots of space for a large double bed and bedroom furniture. The second and third double bedrooms are at the front of the property. The second bedroom has a large bay window and a generously sized built-in cupboard, whilst the third bedroom can easily accommodate a double bed and would also make a great workspace.

### EPC RATING C

FRONT & REAR GARDEN  
NEWLY CONVERTED  
HARDWOOD FLOORING  
DOUBLE GLAZED SACH'S  
ORIGINAL FRONT DOOR  
MASTER ENSUITE



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## PROPERTY DESCRIPTION CONTINUED...

The bathroom is fully tiled and has a contemporary suite with a bath and an overhead shower, a wall-hung washbasin console with an illuminated mirror above, and a WC.

There's also lots of space outside, as the apartment has all of the full-width front garden and its own sizeable section of the west-facing rear garden. Both have been landscaped; the front garden provides a smart street frontage, with a block-paved drive and an area of lawn, whilst the back garden is a lovely private space with a large paved terrace and a raised lawn and planted bed. It's location next to the main living room makes it great for relaxing or entertaining, and smart shiplap fencing defines the perimeter and emphasis its open aspect and ideal 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.

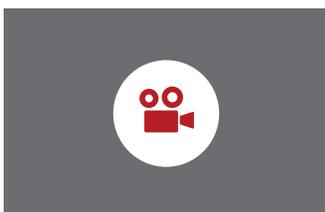
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## VIDEO

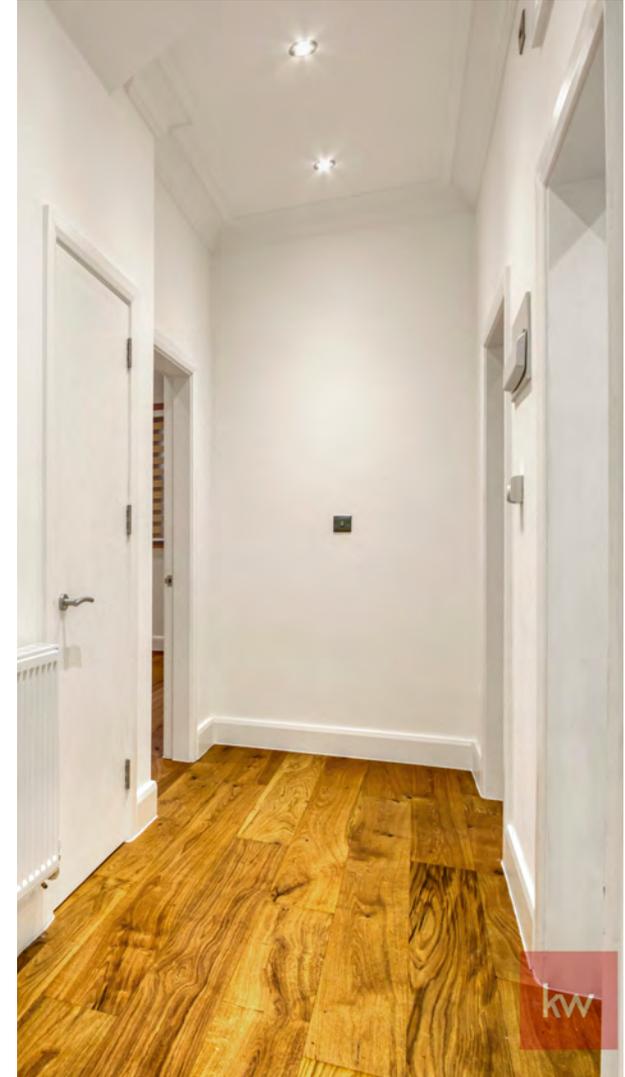


## LOOK AT STREET





**THOMAS  
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Total Area: 77.1 m<sup>2</sup> ... 830 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only

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