



1

Bedroom



1

Bathroom



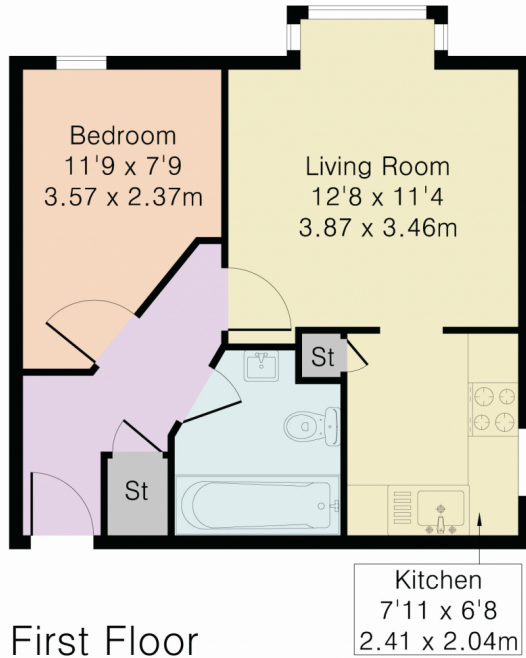




**\*\*LONG LEASE\*\*** Addison Townsend are pleased to offer this one bedroom purpose built flat in a quiet residential turning in Ainsley Close located off Church Street on the borders of Winchmore Hill within proximity to Winchmore Hill Green, Green Lanes with its local shops, pubs and restaurants, the A10 with its links to the M25, the A406 as well as local bus routes and Firs Farm Wetlands and playing fields. Located on the first floor, this flat has been recently refurbished offers a welcoming entrance, bright and airy reception, fitted kitchen overlooking picturesque allotments, three piece bathroom, double glazed windows, ample storage, lovely well maintained communal gardens, allocated parking for one car plus visitor parking. The property also benefits from a long lease and is chain free.



Approximate Gross Internal Area 364 sq ft – 34 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: Ainsley Close, London, N9



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

