



 2

Bedrooms

 2

Bathrooms





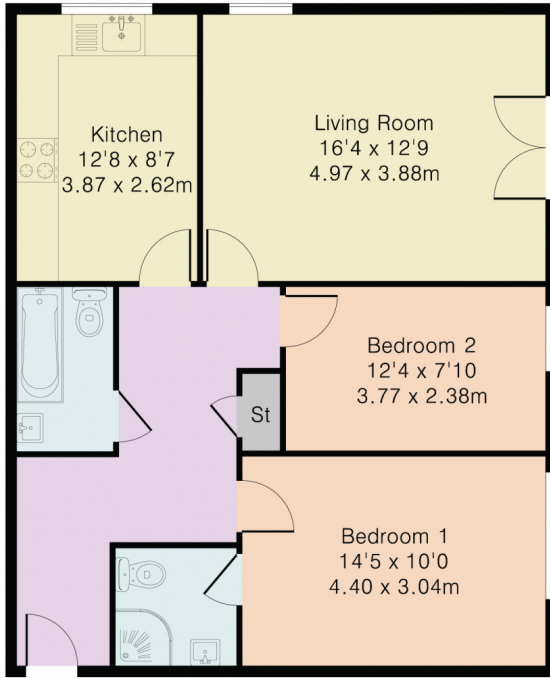


Addison Townsend are pleased to offer this lovely upper first floor apartment within 0.4 miles to Winchmore Hill Overground Station. The property offers two bedrooms, spacious reception room with Juliet balcony, separate kitchen, family bathroom and one ensuite shower room. The property also benefits from lift access, gated underground allocated parking, double glazed windows throughout and communal gardens. The property is conveniently located close to local shops, supermarkets, restaurants and bus routes. The property is offered chain free. 116 years remaining on the lease. Approximately £2000pa service charge. £200pa Ground Rent





Approximate Gross Internal Area 780 sq ft – 72 sq m



Second Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>76</b>	
(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: 814 Green Lanes, N21 2SB



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.

