

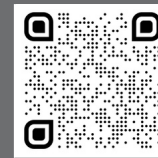
THE CHAPEL

WINCHMORE HILL - N21

THOMAS
JAMES
ESTATE AGENTS



- UNIQUE CHAPEL CONVERSION
- TWO BATHROOMS
- FOUR BEDROOMS
- PRIVATE FRONT AND SIDE GARDENS
- TWO RECEPTION ROOMS
- CLOSE TO WINCHMORE HILL STATION



FOR SALE
£1,000,000
FREEHOLD

THE CHAPEL

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FOUR BEDROOM CHAPEL CONVERSION

£1,000,000 FREEHOLD

IN BRIEF

Everything about this spectacular chapel conversion in Winchmore Hill is extraordinary. From the arched Gothic front door to the vaulted ceiling and amazing acoustics, this is a truly unique property with four bedrooms, two reception rooms, two bathrooms, and stunning circulation space. With front and side gardens and windows on all sides, it's a supremely sympathetic conversion and a fabulous home.

PROPERTY DESCRIPTION

Set back from the road behind a landscaped front garden with railings and raised beds, the imposing façade has a pleasing symmetry, with tall arched windows and a gothic arched front door. Once inside, the impressive vaulted hallway is a dramatic introduction to the luxurious interior which combines original features with contemporary fixtures and fittings and stylish décor to create a unique yet aesthetically unified property. The property is set over three levels and the variety of rooms and spaces on each floor give it a flexibility that's ideal for modern lifestyles.

The hub of the home is on the lower floor, where you'll find a large open plan kitchen/diner, a spacious bedroom suite, and a bathroom. The kitchen/diner is over 20ft long and has a glossy monochrome kitchen with units that wrap around the corner of the room, a large island, and ample space for a large dining table. Picture windows above the sink and in the dining area frame fabulous views of the decked garden, as do the glazed bifold doors that open onto this low-maintenance outdoor space. With dark wood fencing to match the deck, this has the feel of an outdoor room and is suited to year-round use.

The white walls, downlighters, and large format floor tiles continue from the kitchen/diner into the bedroom suite. Measuring approximately 15ft by just under 12 ft, this light-filled room has three east-facing windows and bespoke cabinetry.

COUNCIL TAX BAND: F
Enfield Council

EPC RATING: E

FREEHOLD



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PROPERTY DESCRIPTION CONTINUED...

The en suite bathroom is a delightful space with azure metro-tiled walls and a charming clear and blue glass brick window. It's fitted with a large shower enclosure, a fitted washbasin, and a wall hung WC.

The upper ground and first floors are home to three bedrooms, the main bathroom, and one of the two workspaces. The main bedroom has the feel and scale of a hotel suite. At over 22 ft long, with full height windows at each end and bespoke fitted wardrobes, it can easily accommodate sleeping, dressing, and relaxation areas. Decorated in subtle neutral hues, it exudes calm. This ambience continues into the adjacent bathroom, which has a spa-like serenity thanks to tall shuttered arched windows, an elliptical freestanding bath that echoes the window curves, a corner shower enclosure, and a contemporary washbasin and WC. The second and third double bedrooms each have two windows and excellent natural light, whilst the open workspace area has three windows.

A dramatic open stair leads up to the second living room on the top floor via a mezzanine workspace area and minstrels' gallery. Measuring approximately 21 ft square the second living space is a true retreat from the hubbub of the rooms below.

It's also the ultimate place to entertain in style. Open to the eaves and with exposed beams, the ceiling soars to double height at the apex. Dark blue walls and a dark wood floor form a stunning backdrop to the light that pours through the double doors, Velux windows and the circular window at the centre of the chapel façade which has far-reaching views over the rooftops to the woodlands beyond.

HISTORY & LOCAL LIFE

Completed in 1883, the chapel was formerly a Providence Strict Baptist place of worship. The property is not listed but lies within the Vicars Moor Lane Conservation Area.

The property has excellent acoustics and was used to film Spitting Images after being discovered by a local Winchmore Hill artist and sculptor and who made some of the puppets

The property is in the heart of friendly neighbourhood of Winchmore Hill, within a five minute walk of the local independent shops, coffee shops and gastropubs around the green.

Winchmore Hill station is a five minute walk . From here you can be in central London in just over twenty minutes (23 min to King's Cross) and the City in about half an hour (32 min to Moorgate).

Award-winning Grovelands Park is half a mile from your door. -This stunning green space has grassland, woods, a lake, sports courts, play areas, and a popular café.

VIDEO



TRANSPORT



Lower Ground Floor
44.14 sq.m. (475.11 sq.ft.) approx.

Ground Floor
65.32 sq.m. (703.09 sq.ft.) approx.

First Floor
65.32 sq.m. (703.09 sq.ft.) approx.



TOTAL FLOOR AREA : 174.78 sq.m. (1881.29 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 prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	39 E	
21-38	F		
1-20	G		

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