



57 Radcliffe Road, Winchmore Hill, London, N21 2SD

£600,000.00

- **Three Double Bedrooms**
- **Private Garden/Parking Space**
- **Newly Converted**
- **Chain Free**
- **Walking Distance to Winchmore Hill Overground Station**

The very best of luxury living. This pristine split-level maisonette boasts three double bedrooms across first and second floor in a newly refurbished double-fronted period corner property in a highly desirable Winchmore Hill location just minutes from convenient shops, the overground at Winchmore Hill The Green and close to the many amenities along Green Lanes.

This 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.



Property Description

KITCHEN/LIVING ROOM 25' 7" x 14' 9" (7.8m x 4.5m)

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.

BATHROOM

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.

MASTER BEDROOM 14' 9" x 13' 2" (4.5m x 4.01m)

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.

BEDROOM 2 13' 0" x 9' 10" (3.96m x 3m)

Double bedrooms on this floor are at the front of the property with are a good size with east-facing sash windows





BEDROOM 3 12' 1" x 9' 10" (3.68m x 3m)

Double bedrooms on this floor are at the front of the property with are a good size with east-facing sash windows

ENSUITE

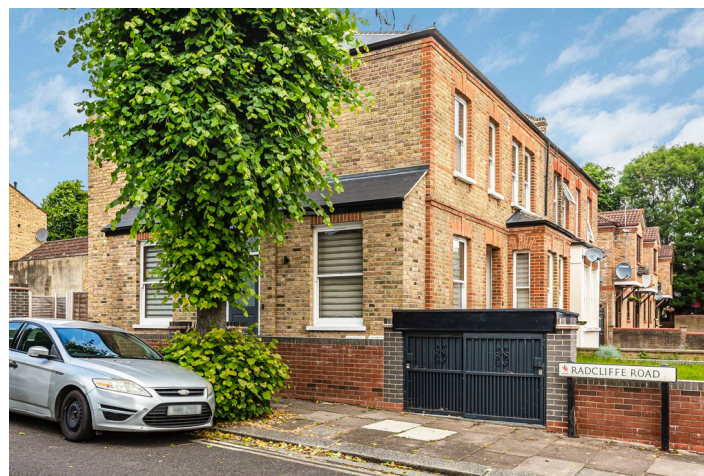
The hotel-style ensuite a contemporary suite that includes a shower cubicle, a wall-hung washbasin console and a freestanding WC. The whole of this floor has great natural light from three large Velux skylights.



HALLWAY

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.

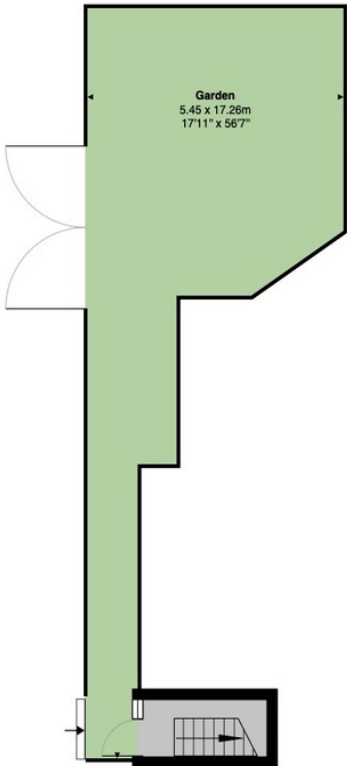
It has a new 250 year lease, peppercorn ground rent and an EPC rating of C, which is excellent for a period building.



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.



Total Area: 104.9 m² ... 1130 ft² (excluding garden)
 All measurements are approximate and for display purposes only

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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements