

EVERSLEY PARK ROAD

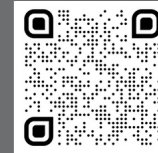
WINCHMORE HILL - N21

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JAMES



- GROUND FLOOR FLAT
- 3 BEDROOMS
- PERIOD FEATURES

- OPEN PLAN LIVING SPACE
- PRIVATE TERRACE
- OFF STREET PARKING



FOR SALE
£600,000 (OIEO)
SHARE OF FREEHOLD

EVERSLEY PARK ROAD

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3 BEDROOM APARTMENT

£600,000 offers in excess of

IN BRIEF

Located in a wide tree-lined road in Winchmore Hill close to The Green and the station, this unusually spacious three bedroom apartment on the ground floor of a semi-detached Edwardian villa has over 1,000 square feet of living space, a large private outdoor terrace, and a huge shared garden.

PROPERTY DESCRIPTION

Accessed via its own private entrance at the side of the property, the property has an expansive open plan main living space with a line of sight all the way from the entrance hall to the rear garden. The whole space is full of character, with features including exposed brickwork, natural wood, and bespoke glazing. It has been recently renovated and is in immaculate condition, with improvements including new floors, bathrooms, and a new front door. The fabulous open plan living space extends to over 40ft and is divided into four discrete areas; a cosy living room, a well-equipped kitchen, a charming dining area, and a large bespoke conservatory with doors to the garden terrace.

The living room has a working fireplace and plenty of space for sofas, whilst the kitchen has high quality wraparound wood cabinets with a granite worktop that includes a breakfast bar with garden views. A large skylight with lovely wood and glazing details brings plentiful natural light into the heart of the apartment.

The dining area has great garden views and easily accommodates a large dining table. Glazed double doors with a bespoke wood/glazed surround lead seamlessly into the conservatory, which at over 15ft square is a delightful garden room with a panoramic view of the huge, shared garden and double doors onto the large paved private terrace. This room conveniently houses the washing machine and dryer in a discreet purpose-built cupboard.

COUNCIL TAX BAND: C
ENFIELD COUNCIL

EPC RATING: D

SHARE OF FREEHOLD



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PROPERTY DESCRIPTION CONTINUED.....

The apartment has two double bedrooms and one single room, including a main bedroom with doors to the conservatory and a stunning new en suite wetroom. The second double bedroom has bespoke built-in wardrobes, whilst the third has two sash windows. The recently renovated main bathroom is superb, with a stylish combination of tiled walls and floor, traditional style fixtures and fittings, and excellent natural light.

The rear garden is not only approximately 90ft long, and beautifully landscaped with a large lawn, shrubs and mature trees, but also double width. The apartment comes with a share of the freehold and the properties are managed by the freeholders. The paved terrace adjacent to the conservatory, and ideal for al fresco entertaining, is the private property of this apartment.

The apartment also owns a small external store in the paved driveway and a shed at the end of the rear garden. It also has use of the parking spaces in paved off-street parking area.

LOCAL LIFE

The apartment is mere moments from Grovelands Park and within easy walking distance of all the amenities of Winchmore Hill including shops, cafes, and restaurants, and the train station.

Winchmore Hill train station, just over half a mile from the apartment, has regular 30-minute train to Moorgate in the City.

Southgate tube station, on the picadilly line, is just under a mile away.

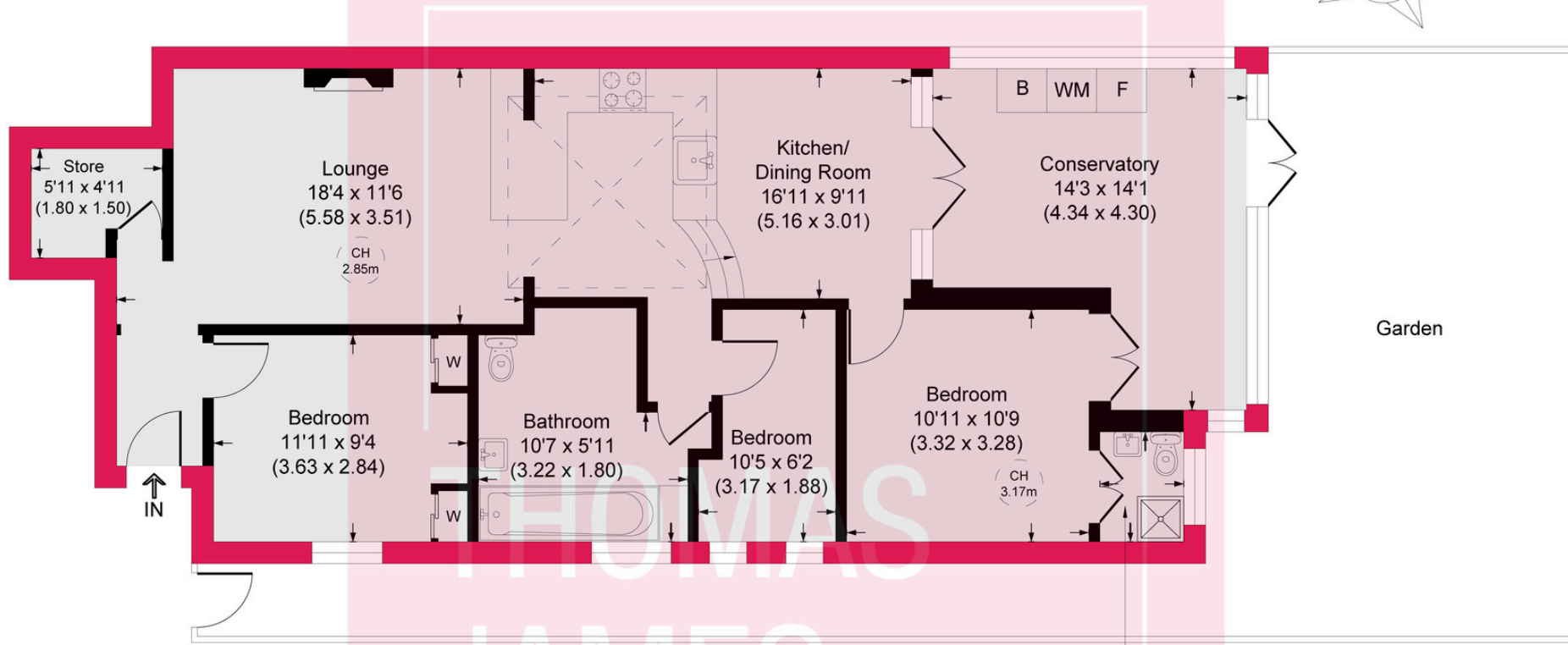
Road links are excellent. It's less than ten minutes by car to the North Circular Road and about 15 minutes to Junction 24 on the M25.

VIDEO



TRANSPORT





Ground Floor

TOTAL FLOOR AREA : 98.64 sq.m. (1061.75 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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