



**Winchmore Hill - N21**  
**£300,000 Leashold**

With generous room sizes, excellent natural light, and plenty of parking, this one bedroom apartment ticks all the boxes. Located on the ground floor of a low-rise block in a quiet cul-de-sac in central Winchmore Hill, it's within easy walking distance of the station and a wide range of shops.

Occupying a prime location in Winchmore Hill, the apartment is in a well-maintained purpose block set in communal grounds with a private drive and car park and a large lawn with mature trees that wraps around the building.

The apartment, which is almost 500 sq ft, has a logical layout and carefully considered design, with good room sizes, windows on three sides, and built-in storage.

1 Bedroom  
1 bathroom  
1 reception  
Ground Floor  
Leashold: 100 yrs  
Service charge:  
£1025pa  
Ground rent: £10pa  
Freeholder Enfield  
CT band: C Enfield  
EPC rating: D

**by appointment only**  
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The accommodation comprises a large living room, separate kitchen, double bedroom, and a bathroom (with a bath) all connected by an L-shaped hallway with a built-in storage cupboard.

At 15ft by 10'5" the living room has ample space for sofas and a dining table, and a west-facing picture window that overlooks the internal communal gardens provides good natural light. The kitchen can also accommodate a dining table and has two walls of fitted floor cabinets that house integrated and freestanding appliances and provide plenty of worktop space. Wall cupboards and a built-in cupboard add extra storage space, and a wide window above the sink has an attractive view of the trees and period houses across the street.

At 15ft by 9'5" the double bedroom is a generous size, with room for a kingsize bed as well as bedroom furniture. It has a south-facing picture window. The bathroom has stylish beige/neutral décor and tiles and is fitted with a bath (with a mixer shower and glass screen), a contemporary wall-hung washbasin console, and a freestanding WC. There's also a handy mirrored cabinet and a heated chrome towel rail.

The property has been well-maintained throughout and has double glazing and gas central heating with modern horizontal and vertical column radiators. Simple modern décor maximises the space and light, with white walls, wood laminate or carpeted floors, and contemporary column radiators, and downlighters.



## LOCAL LIFE

This apartment is in a prime Winchmore Hill location in a quiet cul-de-ac just five minutes' walk from the station, The Green, and the wide selection of shops along Winchmore Hill Broadway.

From Winchmore Hill station there are four trains an hour to the City (Moorgate), taking about 30 minutes.

There are numerous sports clubs and green spaces in the local area, including lovely Grovelands Park just half a mile from the apartment.

### **Links**

[Property walk though by Thomas James >](#)

[Location >](#)

[Transport >](#)

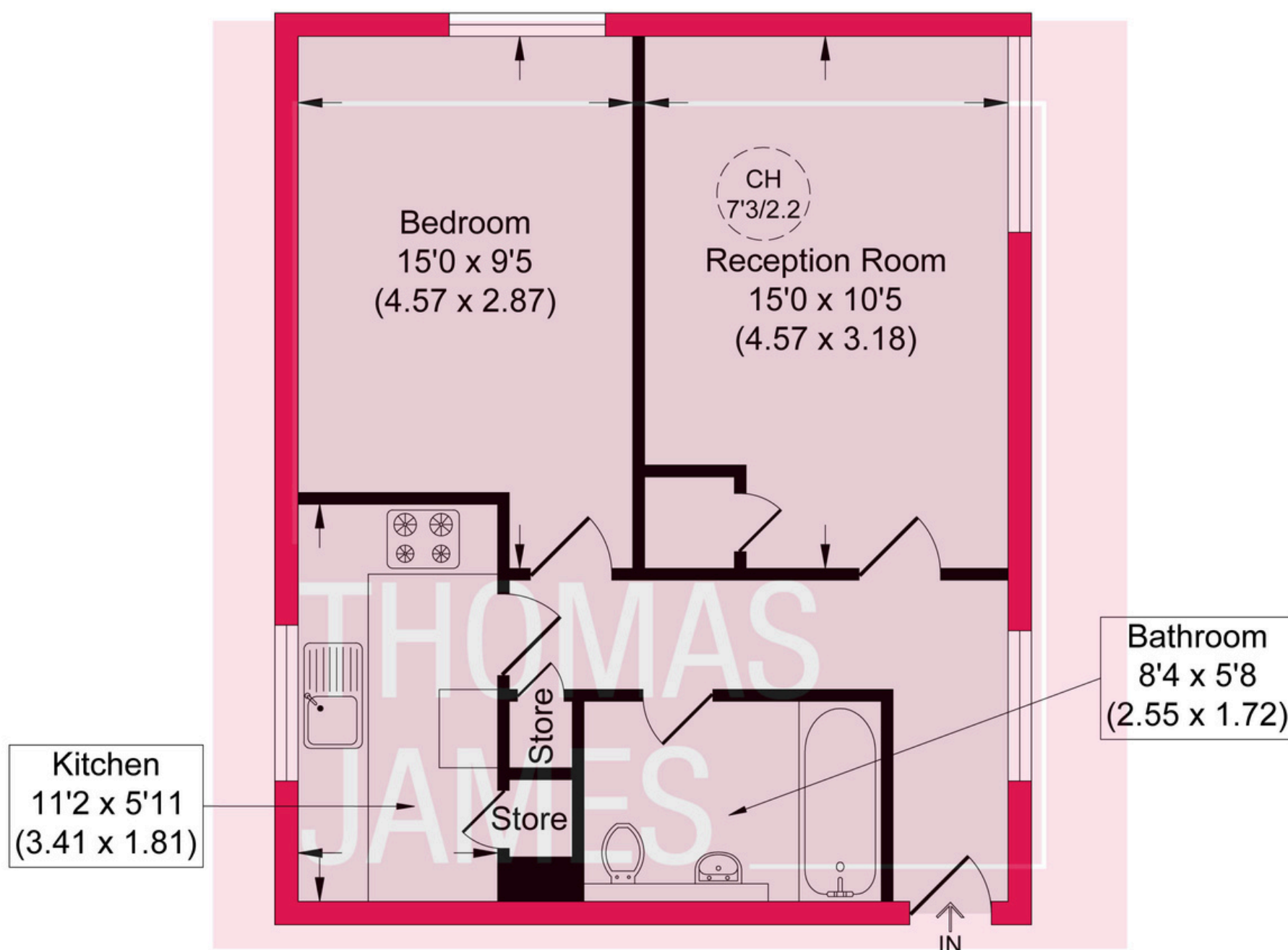


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Ground Floor  
46.0 sq.m. (495.13 sq.ft.) approx.



**TOTAL FLOOR AREA : 46.0 sq.m. (495.13 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.