

FOR SALE



Woodberry Avenue, Winchmore Hill, London, N21
Offers In Excess Of £325,000 Leasehold

Anthony Webb
ESTATE AGENTS

Woodberry Avenue, Winchmore Hill, London, N21

CHAIN FREE one double bedroom converted flat occupying the first floor of this Edwardian property located in a most desirable turning between Hoppers Road and Green Lanes.

Woodberry Avenue is ideally situated for Winchmore Hills shops, cafes, restaurants, bus routes and the mainline station (30 minutes into Moorgate) is within a ten minute walk. Many green spaces and parks including the New River walk, Broomfield and Grovelands parks are also within easy walking distance.

Communal hallway leads to front door and stairs to first floor • Landing with access to loft via a pull down timber ladder • Loft space is fully boarded with power and light • Spacious living room with original sash windows and decorative gas fireplace • Kitchen • Newly fitted bathroom and separate w.c • Partial double glazing • Gas central heating • Roof tiles were replaced in 2017.

- One double bedroom
- Edwardian conversion
- Spacious living room
- Kitchen
- Modern bathroom+separate w.c
- Loft space with potential to convert
- Close to shops/station
- Long lease-160 years





Woodberry Avenue Winchmore Hill London N21 3LE

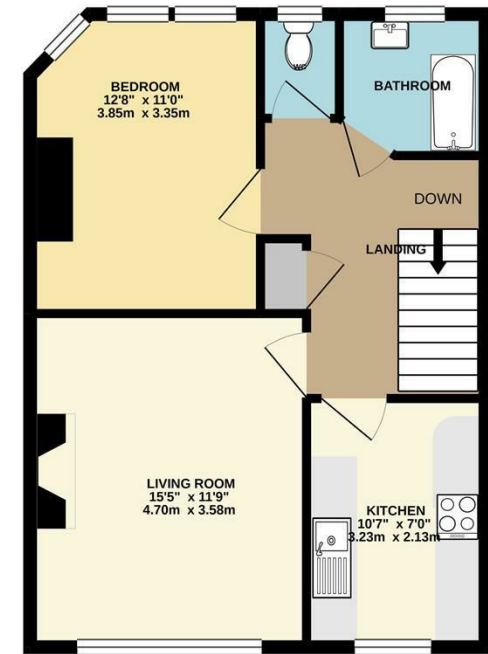
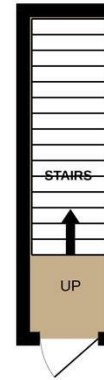
Tenure: Leasehold
Gross Internal Area: 570.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 570sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hozzieq ©2020

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