



Orpington Road, Winchmore Hill, London, N21
£390,000 Leasehold

Anthony Webb
ESTATE AGENTS

Orpington Road, Winchmore Hill, London, N21

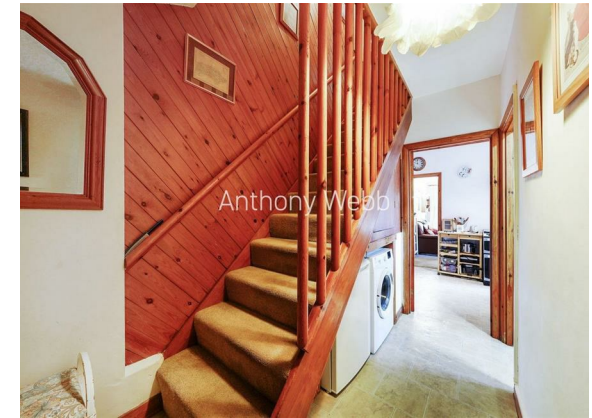
Two bedroom split level converted garden flat situated on the ground and first floor of this Edwardian period property located in a most desirable turning close to Winchmore Hill Green.

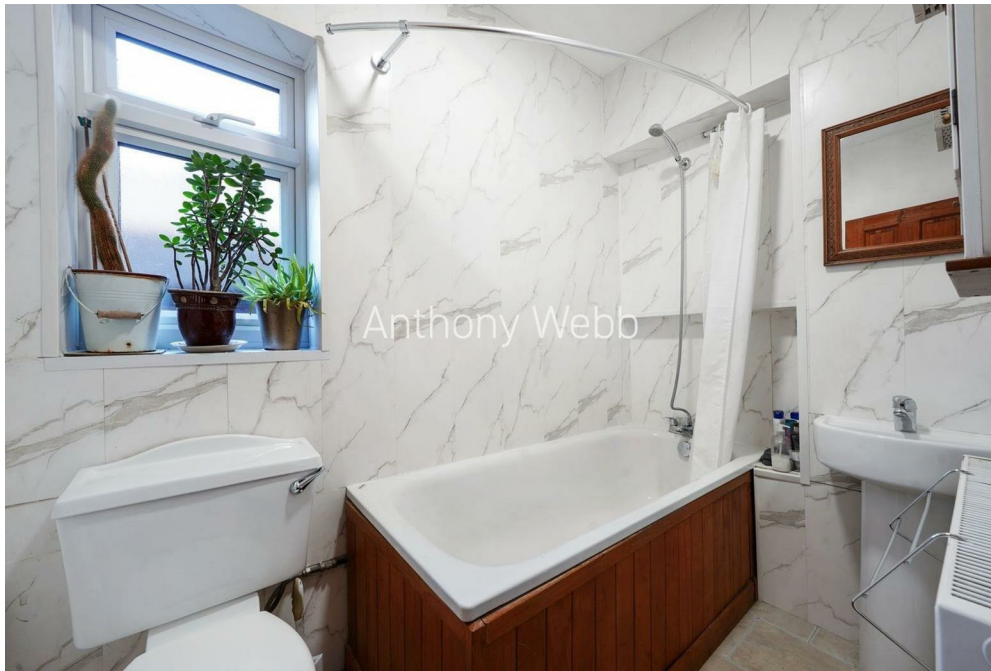
Orpington Road is enviably placed within easy walking distance to both Winchmore Hill Green and The Broadways shops, restaurants, gastro pubs and mainline station into Finsbury Park and Moorgate.

Secure communal entrance • Hallway with stairs to first floor • Living/dining room with doors to rear garden • Kitchen with period style dresser and door to side return/garden • Modern bathroom • One double bedroom with fitted wardrobes and one single bedroom • Double glazing • Gas central heating • Private rear garden.

Remaining lease 148 years
Ground rent £0
Service charges £0
Enfield Council Tax Band C

- Two bedrooms
- Edwardian converted flat
- Ground and first floors
- Spacious living room
- Kitchen
- Bathroom
- Gas central heating/double glazing
- Private rear garden



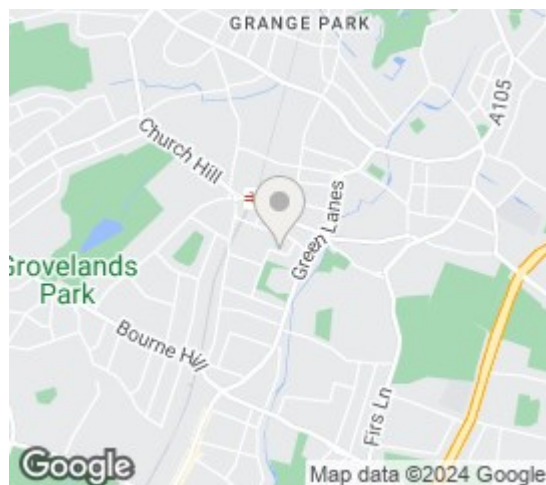


Orpington Road Winchmore Hill London N21 3PG

Orpington Road, N21 3PG
 Approx Gross Internal Area = 54.65 sq m / 588 sq ft
 Garden = 87.35 sq m / 940 sq ft
 Total = 142 sq m / 1 528 sq ft



Tenure: Leasehold
 Gross Internal Area: 588.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(55-68) D			
(39-54) E			
(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			



Ref :
 Copyright BLEU PLAN
 The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
 Copyright @ BLEUPLAN

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
 020 8882 7888
 palmersgreen@anthonywebb.co.uk
 anthonywebb.co.uk

