



**Green Lanes, Winchmore Hill, London, N21**  
**Chain Free £229,995 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# Green Lanes, Winchmore Hill, London, N21

Larger than average ground floor warden assisted (RETIREMENT) two double bedroom apartment ideally located within a few minutes walk of Winchmore Hills shops, restaurants, bus routes and mainline station.

Secure communal entrance with entry phone system • Good size hallway • Spacious living/dining room with direct access to beautifully maintained communal gardens • Fitted kitchen with appliances • Guest w.c • Main bedroom with en-suite bathroom • Double glazing • Electric heating • Communal parking facilities.

The development has a manager looking after the day to day running of the site, a 24 hour emergency call system, a secure communal entrance, communal gardens, a communal lounge area, a laundry room, a guest suite for hire for visiting relatives/friends. PLEASE NOTE RESIDENTS/OWNERS MUST BE AT LEAST 60 YEARS OLD TO LIVE IN THIS DEVELOPMENT.

Enfield council tax band D  
Leasehold – 105 years  
Ground rent - £419 per annum  
Service charge - £5598 per annum

- Two double bedrooms
- Ground floor apartment
- Spacious living/dining room
- Fitted kitchen
- Ensuite bathroom
- Guest cloakroom
- Communal parking facilities
- Direct access to communal gardens





**Green Lanes  
Winchmore Hill  
London  
N21 2RW**

Tenure: Leasehold  
Gross Internal Area: 842.00 sq ft



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

GROUND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 is given as to their operability or efficiency can be given.  
Made with Metropix ©2023

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**

**Anthony Webb**  
ESTATE AGENTS