



Duncan Court, Green Lanes, Winchmore Hill, London, N21
£350,000 Leasehold

Anthony Webb
ESTATE AGENTS

Duncan Court, Green Lanes, Winchmore Hill, London, N21

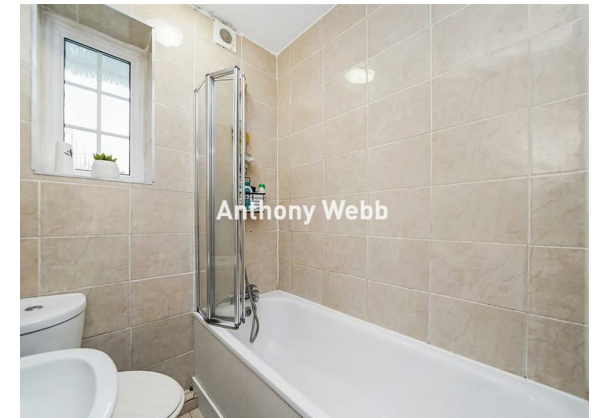
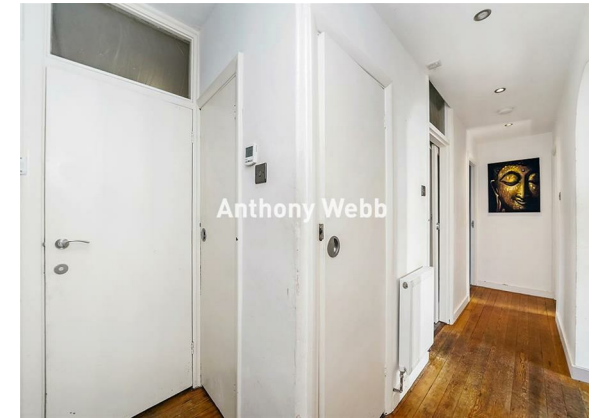
Well presented two double bedroom ground floor apartment located in the heart of Winchmore Hill N21.

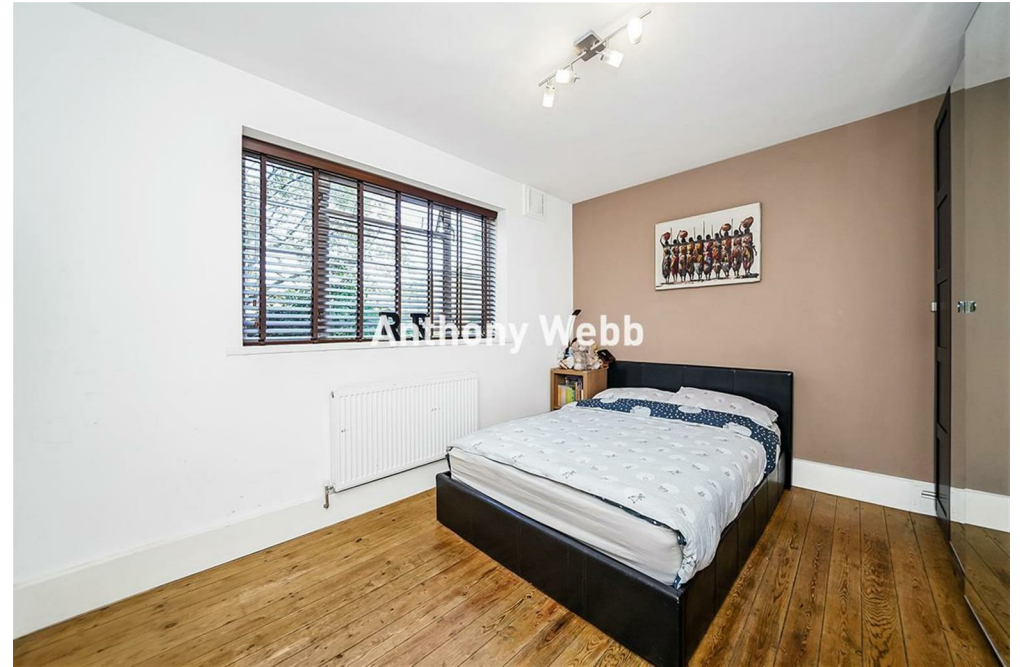
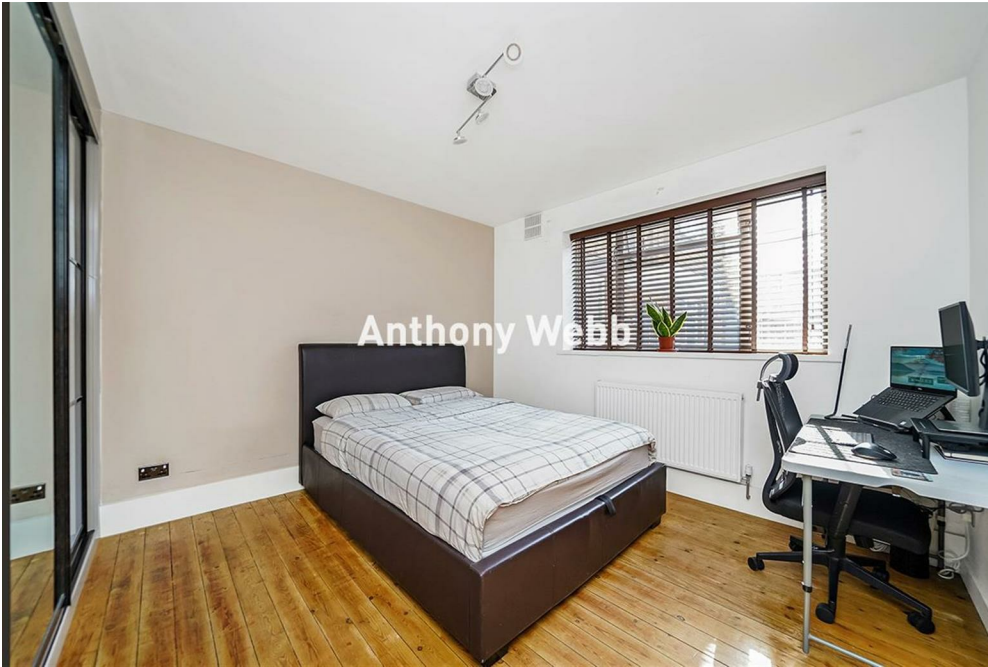
Duncan Court is set back on Green Lanes ideally located for local shops, restaurants, Sainsburys supermarket, bus routes and mainline station into Moorgate. There are several schools nearby including Highfield Primary and Winchmore secondary.

Secure communal entrance and entry phone system • Hallway with wood floor and storage cupboard • Living room with bay window and wood floor • Modern fitted kitchen with direct access to communal gardens • Modern bathroom • Further separate w.c • Two bedrooms both with fitted wardrobes and wood floors • Double glazing • Gas central heating • External storage cupboard • A parking space can be rented from the management company/freeholder.

Remaining lease 979 years
Service charges £3200 p.a
Ground rent and building insurance included in service charge figures
Enfield Council Tax Band D

- Well presented two double bedrooms
- Ground floor flat
- Living room with bay window
- Modern fitted kitchen
- Modern bathroom and separate w.c
- Catchment of Highfield primary & Winchmore secondary schools
- Close to shops and station
- Communal gardens
- Secure communal entrance and entry phone system





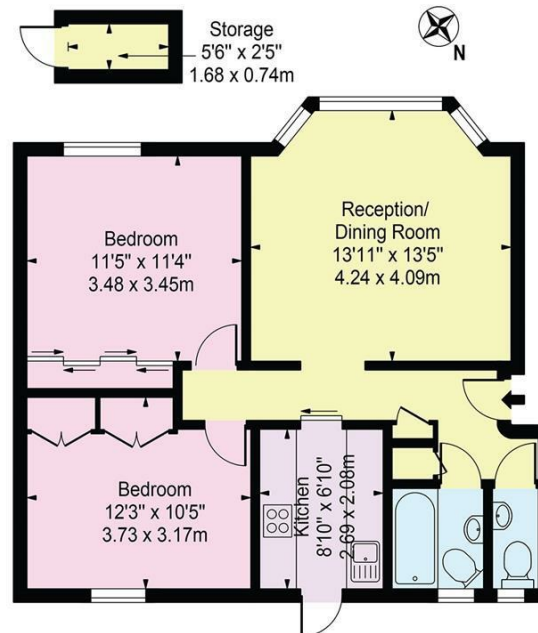
Duncan Court, Green Lanes Winchmore Hill London N21 3RL

Tenure: Leasehold
Gross Internal Area: 662.00 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			
(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	

Duncan Court,
Green Lanes, N21 3RL
Approx. Gross Internal Area 662 Sq Ft - 61.50 Sq M
(Excluding Storage)
Approx. Gross Internal Area Of Storage 13 Sq Ft - 1.24 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale

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