

**FOR SALE**



**Anthony**

Meadowbank, Eversley Park Road, Winchmore Hill, London, N21  
Chain Free £325,000 Leasehold - Share of Freehold

**Anthony Webb**  
ESTATE AGENTS







# Meadowbank, Eversley Park Road, Winchmore Hill, London, N21

A CHAIN FREE one bedroom apartment situated on the ground floor of this purpose built block located off Eversley Park Road N21. Would be an ideal first time purchase or buy to let investment.

Meadowbank is ideally placed for Southgate High Street and in the opposite direction, Winchmore Hill Green, both with their popular shopping facilities, bus routes and underground/mainline stations. Both Oakwood and Groveland Parks are within easy walking distance.

Secure communal entrance with entry phone system • Hallway with parquet flooring and storage cupboard • Good size living room with parquet floor • Modern kitchen/diner with appliances • Bathroom • Double bedroom with door to balcony • Electric heating • Double glazing • Communal parking facilities and gardens.

The property is offered share of freehold with an underlying lease of 996 years.  
Service charges-£1120 p.a  
Ground rent-£0  
Council Tax band C

- One double bedroom
- Ground floor apartment
- Secure communal entrance
- Living room
- Modern kitchen/diner
- Bathroom
- Balcony
- Communal gardens

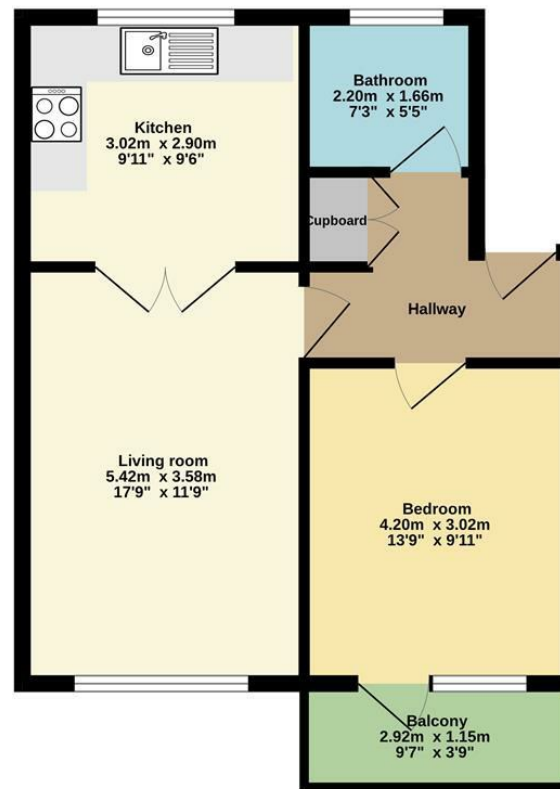


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub>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



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Ground floor  
52.0 sq.m. (560 sq.ft.) approx.



TOTAL FLOOR AREA: 52.0 sq.m. (560 sq.ft.) 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 as to their operability or efficiency can be given.  
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