



**Green Lanes, Winchmore Hill, London, N21**  
**Offers In Excess Of £250,000 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  
Service Charge £419 per annum  
Ground Rent £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

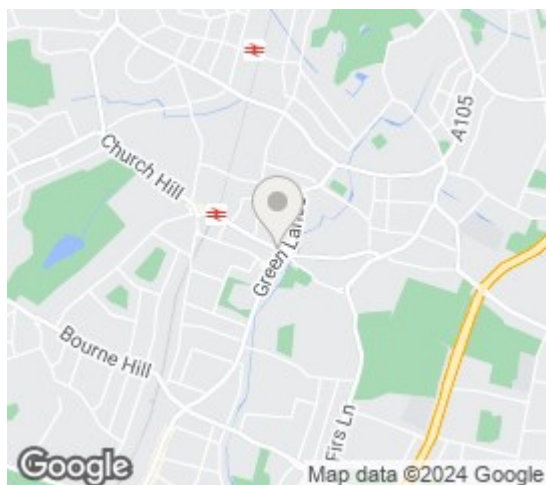






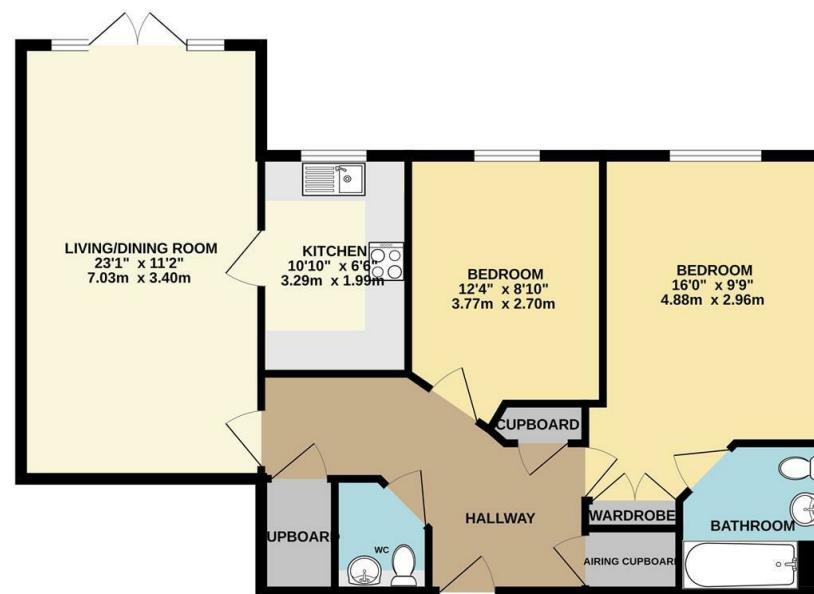
# Green Lanes Winchmore Hill London N21 2RW

Tenure: Leasehold  
Gross Internal Area: 842.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	

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.  
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