

The logo for 'Castles' is written in a stylized, red, gothic-style font. The letter 'C' is large and ornate, with a vertical line passing through its center. The word 'Castles' is positioned to the right of the 'C'.

DUNCAN COURT

ASKING PRICE

£250,000

Green Lanes

Winchmore Hill, N21 3RL

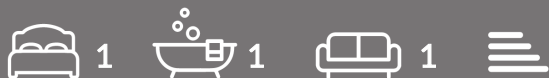
PROPERTY SUMMARY

We are pleased to offer for sale this well-presented one-bedroom top-floor flat located in the popular area of Winchmore Hill, N21.

This bright and airy flat is situated on the top floor of a well-maintained building and features double glazing, a modern kitchen and bathroom, gas central heating with a new boiler only installed 12 months ago and offered chain free. While not extravagant, the flat is charming and shows well, offering a comfortable and practical living space.

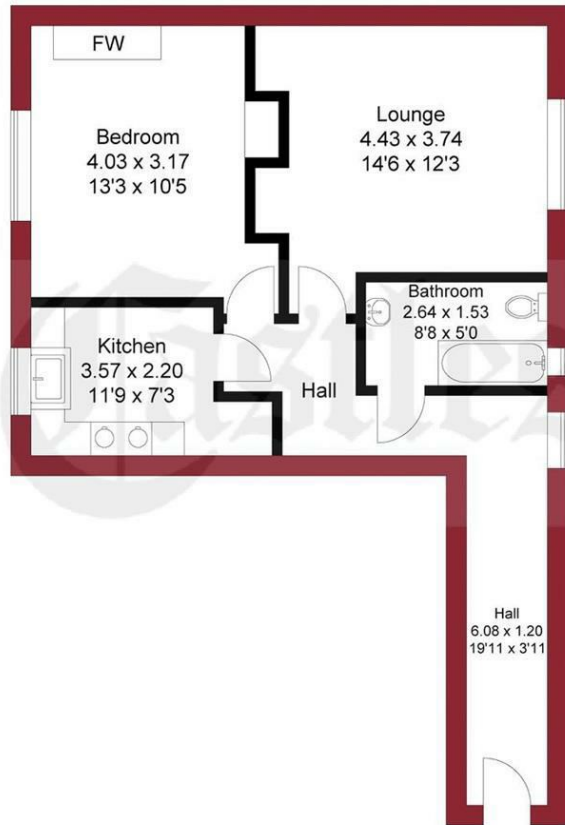
Additional benefits include access to a communal garden, permit parking, and a secure communal entrance with an entry phone system.

Located within easy reach of local shops and amenities—including a Sainsbury's directly opposite—the property is also conveniently positioned within half a mile of Winchmore Hill Mainline Station, offering direct services to Moorgate in under 30 minutes. The flat also falls within the catchment area of several well-regarded local schools, making it an ideal choice for first-time buyers or a professional individual or couple.





APPROXIMATE GROSS INTERNAL AREA
55.04 sqm / 592.44 sqft



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE
REPRESENTATIVE OF THE PROPERTY

A guide to the area



Flat

Leasehold

Council:

Council Tax Band: C

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS

020 8888 6081

www.castles.london

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) 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			