

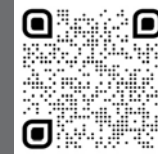
# ELM PARK ROAD

WINCHMORE HILL - N21

THOMAS  
JAMES



- FIRST FLOOR APARTMENT
- ONE BEDROOM
- LIGHT AND SPACIOUS
- LEAFY VIEWS
- VIBRANT INDEPENDENT HIGH STREET
- WALKING DISTANCE TO WINCHMORE HILL STATION



FOR SALE  
£350,000  
LEASEHOLD

# ELM PARK ROAD

WINCHMORE HILL - N21

THOMAS  
JAMES



## 1 BEDROOM APARTMENT

£350,000 LEASEHOLD

### IN BRIEF

This unusually spacious and light apartment is on the first floor of a large corner property in a prime Winchmore Hill location. Conveniently close to shops, green spaces, and the station, it has shared use of the rear courtyard which could be used for cycle storage.

### PROPERTY DESCRIPTION

The standout features of this apartment are its generous period proportions and excellent natural light. The ceilings are high, the room sizes are generous, and the living room, bedroom, and kitchen all have large south-facing windows. The apartment also has both front and rear access, with a front door from the internal communal hallway and a back door down to the shared rear courtyard via a winding metal stair.

The large, central living room is a truly stunning space. Measuring 15'6" by 13'6", it has elegant proportions, wide south-facing windows and plenty of space for sofas. A wide open archway leads down a couple of steps into the hallway and, at the other end of the room there's a door to the main bedroom. The bedroom is also a special space, with large windows on two walls and a huge amount of space for a kingsize bed and bedroom furniture.

The hallway leads to the kitchen and the bathroom and has a built-in cupboard. The kitchen is another lovely room with a large south-facing window. An L-shape of fitted floor cabinets provides lots of worktop space, a combination of wall cabinets and open shelves keeps the space feeling light and airy, and a high-level breakfast bar provides a handy place to eat.

COUNCIL TAX BAND: C  
ENFIELD COUNCIL  
EPC RATING: D  
135 year lease  
Service Charge: £700 p.a  
Ground rent: £150 p.a



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## PROPERTY DESCRIPTION CONTINUED.....

Beyond this lies the bathroom, another generously sized space, divided by a glass brick wall into an area for the WC and an area for the bath and washbasin. Two large obscured glass windows provide plenty of light and ventilation.

The apartment is in excellent condition throughout, with a thoughtful use of colour that complements the use of the rooms - warm and welcoming orange in the living room, calming blue in the bedroom, and sophisticated greys in the kitchen.

## LOCAL LIFE

The apartment is conveniently located just around the corner from the wide selection of shops along Winchmore Hill Broadway and Green Lanes.

It's also close to the best local primary school in the area, the sports ground, New River Walk, and the station (8m).

Winchmore Hill station, approximately an 8 minute walk from the apartment, has regular direct trains to Moorgate in the City, taking about 30 minutes. Grange Park station (a 15 minute walk away) has trains to King's Cross.

Nearby Grovelands Park has something for everyone, from wide open spaces walks to wooded areas, a playground and sports courts, and a café.

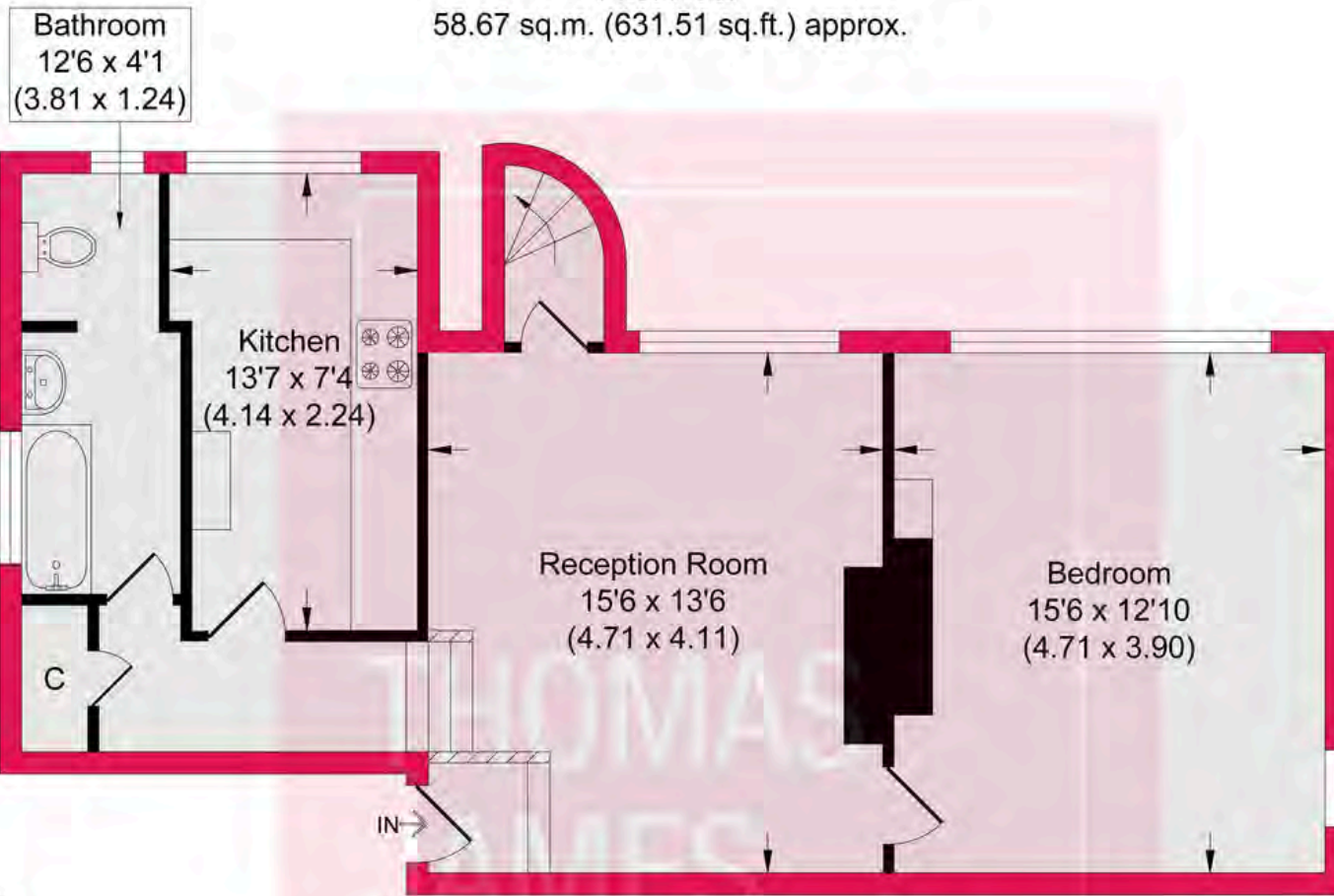
VIDEO



TRANSPORT



**First Floor**  
58.67 sq.m. (631.51 sq.ft.) approx.



**TOTAL FLOOR AREA : 58.67 sq.m. (631.51 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		







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