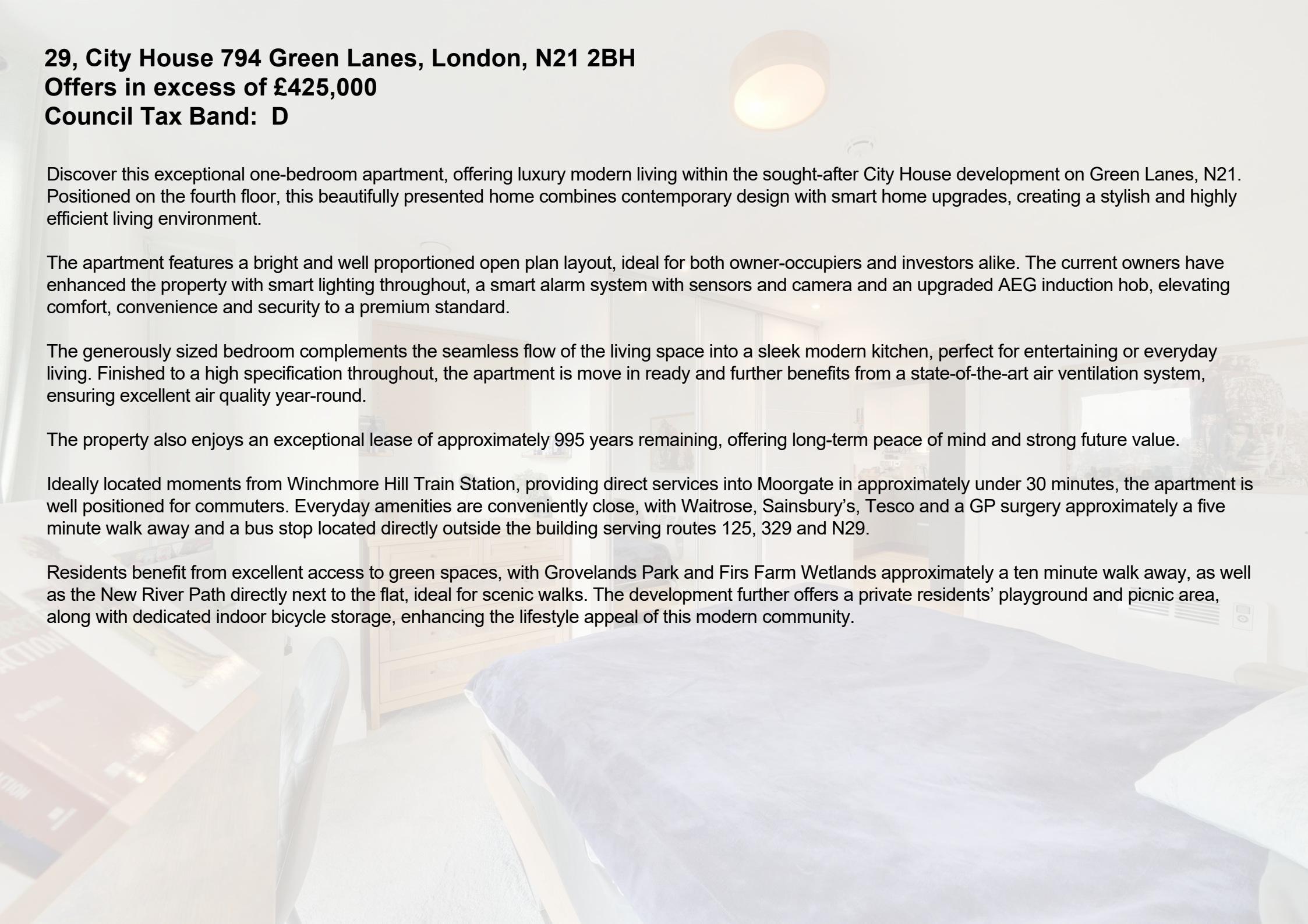


29, City House 794 Green Lanes, London, N21 2BH
Offers in excess of £425,000

1 1 1 B



A background image of a modern bedroom interior. It features a large bed with a light blue duvet and a white pillow. To the left of the bed is a wooden desk with a white chair. On the desk, there are some papers and a small lamp. In the background, there is a wooden chest of drawers and a window with a view of the outside. The room is well-lit with warm lighting.

29, City House 794 Green Lanes, London, N21 2BH

Offers in excess of £425,000

Council Tax Band: D

Discover this exceptional one-bedroom apartment, offering luxury modern living within the sought-after City House development on Green Lanes, N21. Positioned on the fourth floor, this beautifully presented home combines contemporary design with smart home upgrades, creating a stylish and highly efficient living environment.

The apartment features a bright and well proportioned open plan layout, ideal for both owner-occupiers and investors alike. The current owners have enhanced the property with smart lighting throughout, a smart alarm system with sensors and camera and an upgraded AEG induction hob, elevating comfort, convenience and security to a premium standard.

The generously sized bedroom complements the seamless flow of the living space into a sleek modern kitchen, perfect for entertaining or everyday living. Finished to a high specification throughout, the apartment is move in ready and further benefits from a state-of-the-art air ventilation system, ensuring excellent air quality year-round.

The property also enjoys an exceptional lease of approximately 995 years remaining, offering long-term peace of mind and strong future value.

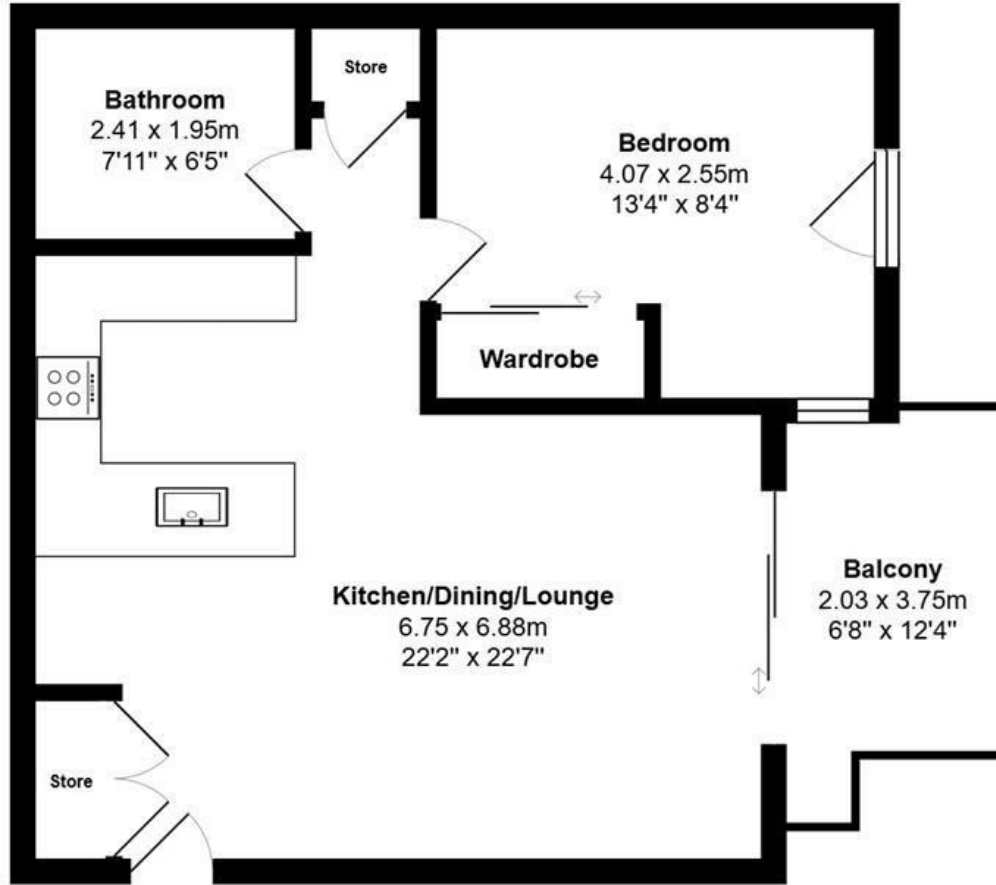
Ideally located moments from Winchmore Hill Train Station, providing direct services into Moorgate in approximately under 30 minutes, the apartment is well positioned for commuters. Everyday amenities are conveniently close, with Waitrose, Sainsbury's, Tesco and a GP surgery approximately a five minute walk away and a bus stop located directly outside the building serving routes 125, 329 and N29.

Residents benefit from excellent access to green spaces, with Grovelands Park and Firs Farm Wetlands approximately a ten minute walk away, as well as the New River Path directly next to the flat, ideal for scenic walks. The development further offers a private residents' playground and picnic area, along with dedicated indoor bicycle storage, enhancing the lifestyle appeal of this modern community.









PINDROP PROPERTY

4th Floor

Area: 55.7 m² ... 600 ft²

All measurements are approximate and for display purposes only

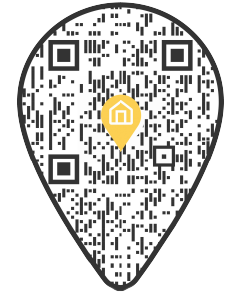


PINDROP PROPERTY

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www.pindropproperty.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		