



## **Hoppers Road, Winchmore Hill, London, N21**

Under Offer (SSTC)

£575,000 (Leasehold)







---

## **Stunning 2-bedroom, ground floor conversion, with off street parking and private garden, within 0.3 miles of Winchmore Hill Green.**

---

Baker and Chase are delighted to present this outstanding 2-bedroom, ground floor conversion, including, stunning interior design, off street parking and a private garden.

Access is via the properties driveway, of which 1 space belongs to the ground floor flat. You are then met by a glorious, original hardwood front door, which leads on to a small communal entrance.

Once inside the flat there is a long hallway, which includes some useful understairs storage. At the front, is the main bedroom, which has a lovely bay window and two large built in wardrobes. The second bedroom follows and also includes a built in wardrobe, beautiful Sash window and feature skylight. There is a stylish, traditional bathroom, with corner shower unit and a roll top bath. At the end of the hallway is the main living space, which opens out onto the private garden, and includes striking wall paneling as well as a feature fire place. Off the living room, is a stylish, country style kitchen, with a side door, onto the gated side access.

Externally, the back garden offers both a decked area, and a lawn area, with gated side access and storage.

The flat really must be seen to be fully appreciated. The current owners have made improvements to include all new windows and doors and a combination boiler, providing peace of mind for incoming buyer.

Hoppers Road is an outstanding location, approximately 0.2 miles from Winchmore Hill Green, which offers a selection of local pubs, restaurants and cafes. There is access to good, local schools as well excellent transport links in the form of Winchmore Hill B.R station, which serves London Moorgate via Finsbury Park.

Tenure: Leasehold  
Lease term: 125 years from 24 June 2000  
Term remaining: 101 years  
Service Charge: NIL  
Ground Rent: £25 p/annum  
Local Authority: Enfield  
Council Tax Band: D

---

## Driveway

Off street parking x1, gated side access, access to:

## Communal Entrance Hall

Original feature hardwood door to front aspect, entry to respective flats

## Hallway

Hardwood door and window to front aspect, picture rail, reclaimed stripped wood floor, understairs storage, doors to:

## Bedroom 1

Double glazed Sash windows to front aspect, with Plantation shutter blinds, x2 built in wardrobes, original wood floor, picture rail, window box seat, ceiling rose, radiator

## Bedroom 2

Double glazed Sash window to side aspect, skylight, built in wardrobes, reclaimed wood floor. Picture rail, column radiator

## Bathroom

Double glazed opaque Sash window to side aspect, tiled floor, corner shower unit, low flush w/c, wall hung basin, roll top bath with mixer tap and shower attachment, heated towel rail, half panelled, coving to ceiling, extractor fan

## Lounge

Double glazed French doors and windows to rear aspect overlooking the garden, reclaimed wood floor, feature fire place, radiator, period style wall paneling, picture rail, coving to ceiling, door to:









## Kitchen

Double glazed door and window to side aspect, matching range of base, wall and full height kitchen units with work surfaces and matching up-stands over, double Butler sink with mixer tap, 4-ring gas hob with extractor hood over, electric oven, integrated dishwasher and washing machine, column radiator

## Garden

Brick built storage with UPVC double glazed door, mixture of decked area and lawn area with shrub borders, space for garden shed

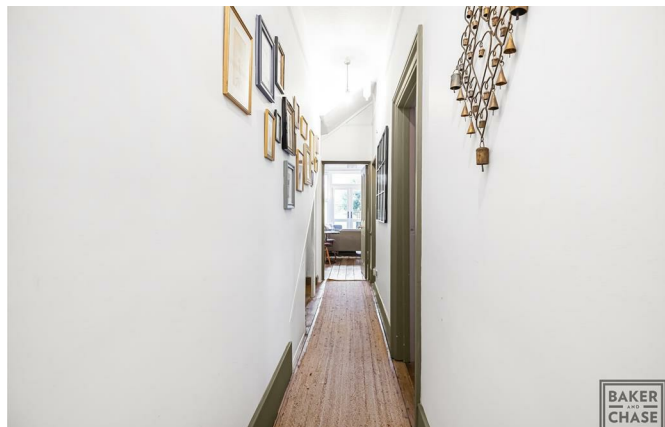
## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or











otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**Anti-Money Laundering Regulations:** Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

**Availability:** Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

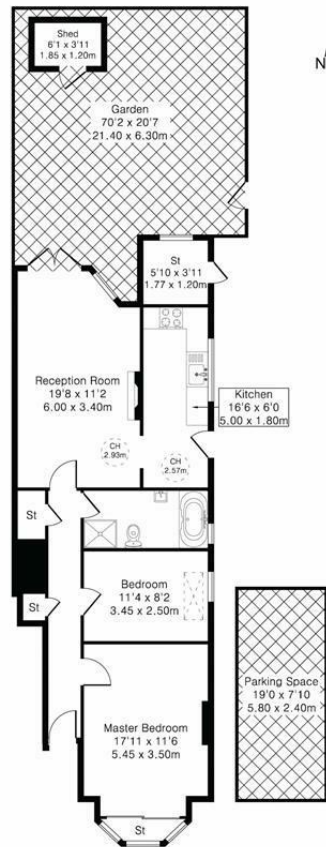








Approximate Gross Internal Area 820 sq ft - 76 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: Enfield / Council Tax Band: D