



## GREEN LANES, N21 3RF



**Guide price £400,000 Leasehold**

- RAISED GROUND FLOOR APARTMENT
- DUAL ASPECT LOUNGE
- BALCONY
- TWO DOUBLE BEDROOMS
- ENSUITE BATHROOM
- FAMILY BATHROOM
- PAUL ROSA KITCHEN
- EXCELLENT LOCATION





Property Details

GUIDE PRICE £400,000-£425,000. Set within the sought-after Stefan House in the heart of Winchmore Hill, this beautifully presented raised ground floor apartment offers a superb blend of period charm and modern living. Boasting a restored period façade and secure entry phone system, this exclusive development provides both style and security.

The apartment features a bright and spacious dual-aspect lounge with a private balcony, ideal for relaxing or entertaining. The open-plan layout flows seamlessly into a contemporary high-gloss Paul Rosa kitchen, complete with sleek finishes and integrated appliances. Accommodation comprises two generous double bedrooms, including a primary bedroom with en-suite shower room, as well as a separate, stylish family bathroom.

The property is ideally located close to the amenities and village atmosphere of Winchmore Hill, with a great selection of cafés, restaurants, and local shops. Families will benefit from being in the catchment area for several well-regarded schools, including Highfield Primary School, St Paul's CofE Primary, and Winchmore School.

For commuters, Winchmore Hill Station is just a short walk away, offering regular rail services to Moorgate, making it an easy journey into central London. A number of local bus routes also provide convenient connections to nearby areas and transport hubs.

This impressive home is perfect for professionals, families, downsizers, or investors, and early viewing is highly recommended.

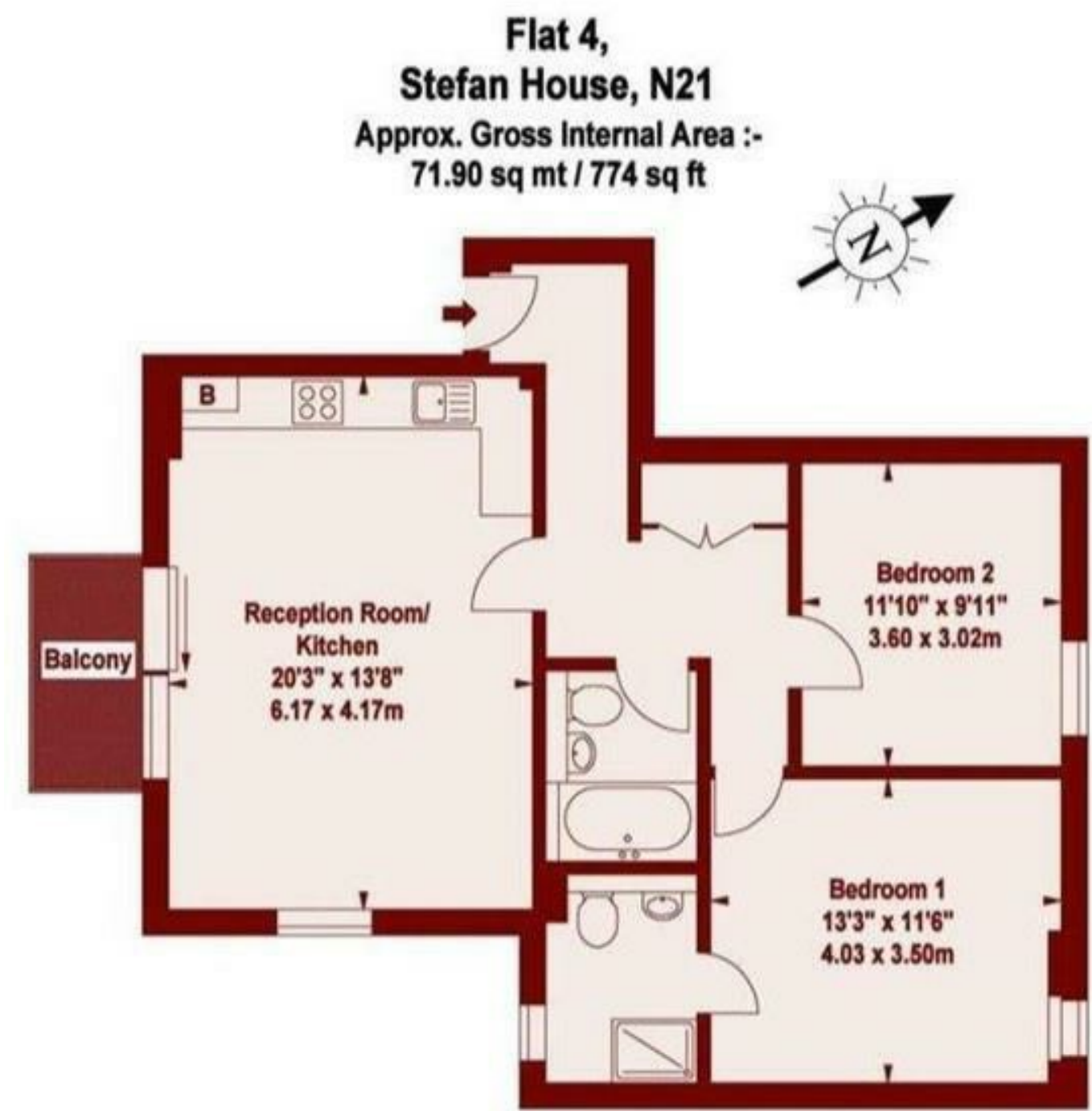
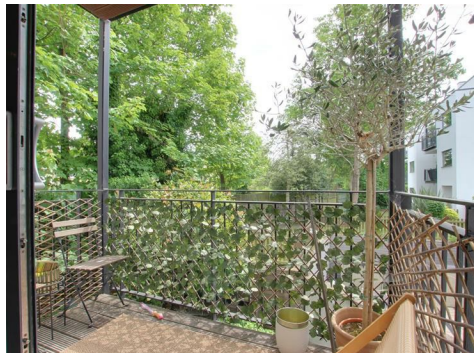


Illustration For Identification Purposes Only. Not To Scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

