



 2  
Bedrooms

 1  
Bathroom

 1  
Receptions





Two Bedrooms

Garage

Double Glazed

In the heart of Winchmore Hill

First Floor Flat

Separate Kitchen

Long lease

Storage

Gas Central Heating

Chain Free

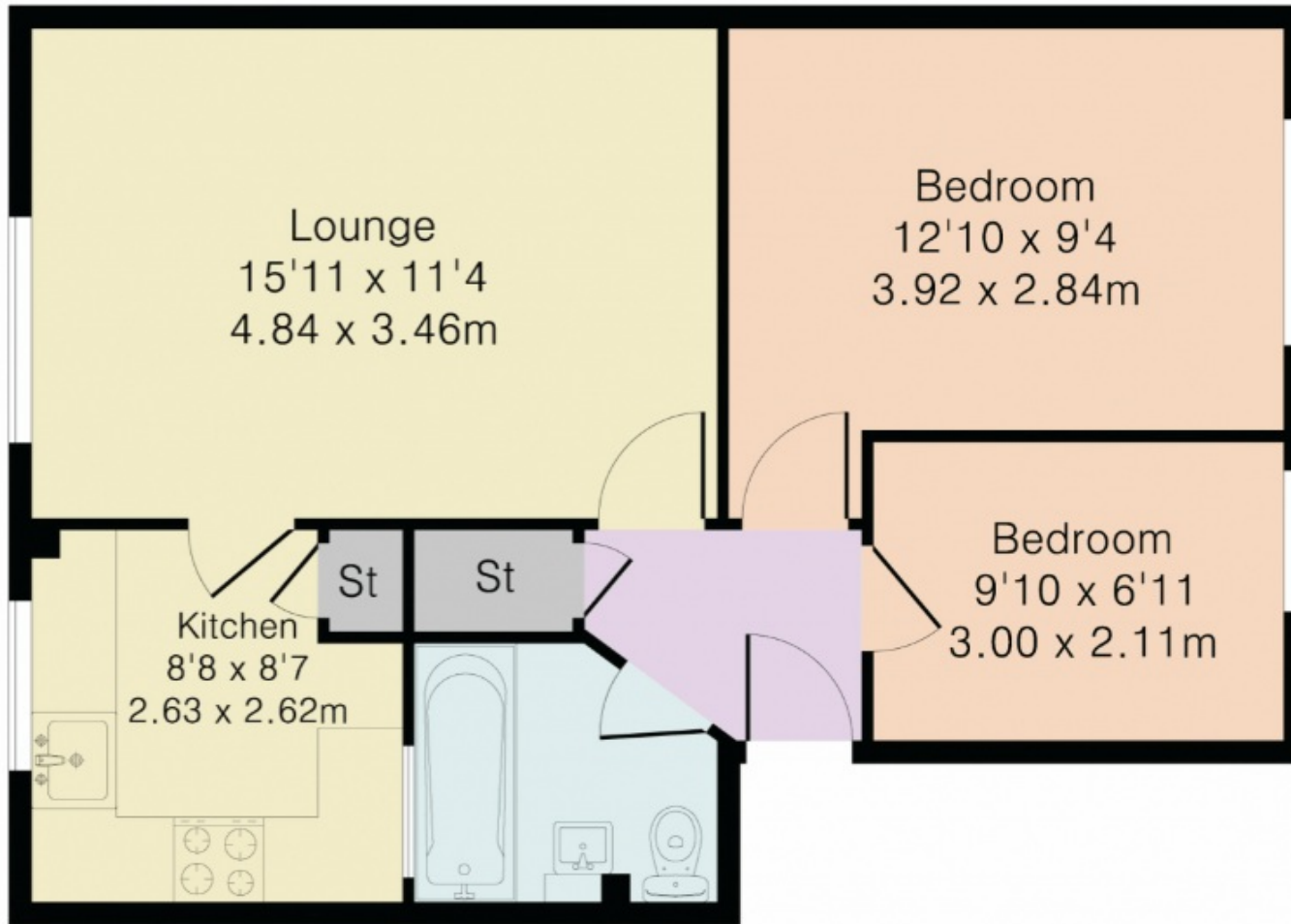
Paul Simon Estate Agents are pleased to offer this superb two-bedroom purpose built flat with GARAGE, first floor, located in the heart of Winchmore Hill, and moments from Winchmore Hill Station (direct access to City). The property comprises spacious reception, fitted kitchen, two bedrooms, family bathroom, garage, and communal gardens. Further benefits include double glazing, and gas central heating.

To add to all the benefits of this property, it is conveniently positioned to good bus routes, schools, and within easy reach to local shops, bars, restaurants, and Sainsburys.

Offered with long lease of 173 years and chain free.



Approximate Gross Internal Area 538 sq ft – 50 sq m



First Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		75
<b>C</b>		79
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC

Address: Queens Avenue, N21