



Resident permit holders only
Mon - Fri
10.30 - 11.30 am



2

Bedrooms



1

Bathroom

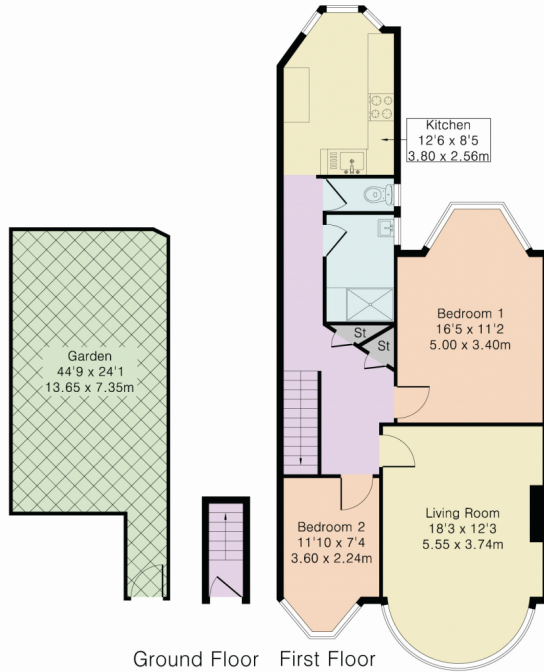




Addison Townsend are pleased to present this first floor Edwardian conversion with private garden situated a few minutes walk to Winchmore Hill station, The Green & all local amenities. With a large lounge, bright double bedroom & second bedroom, fitted kitchen, separate WC, tiled shower room & private garden accessed via the side of the property. The property is offered with a share of the freehold and Chain Free.



Approximate Gross Internal Area 742 sq ft – 69 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	71
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	67
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.

