



 2  
Bedrooms

 1  
Bathroom



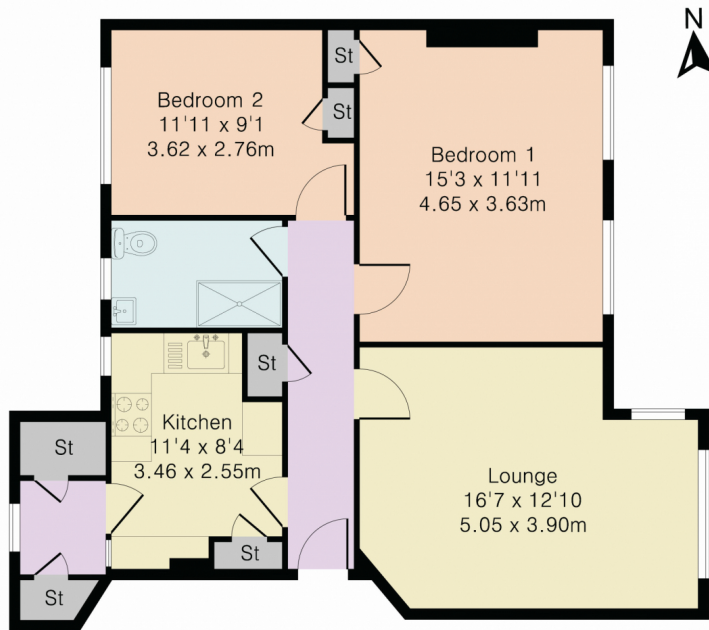




Addison Townsend are pleased to offer this lovely ground floor flat located in a quiet residential turning in Winchmore Hill. The accommodation offers two double bedrooms, spacious reception room, fitted kitchen, family bathroom and storage. Further benefits include gas central heating, double glazed windows throughout, parking, original flooring, feature fireplace and fitted wardrobes. The property is within 0.6 miles of Winchmore Hill Overground Station as well as local shops, restaurants, pubs and local bus routes. The property is offered chain free and with an extended lease of approx. 161 years on completion.



Approximate Gross Internal Area 738 sq ft – 69 sq m



Ground Floor Flat

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>78</b>
(55-68)	<b>D</b>	<b>68</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: River Bank, London, N21



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.

