



 2

Bedrooms

 1

Bathroom

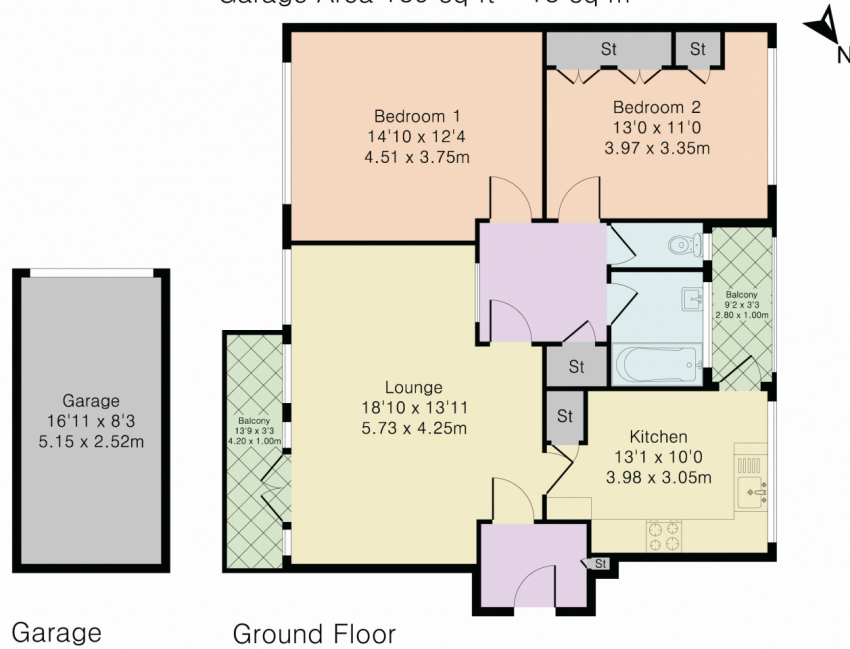




Addison Townsend are pleased to offer this ground floor flat which is situated in a quiet residential turning in Winchmore Hill within 0.3miles to Winchmore Hill Overground Station, The Green, local parks, excellent local schooling and bus routes. The accommodation offers welcoming entrance and hallway, kitchen with separate utility area, spacious reception room with balcony overlooking south facing communal gardens, two bedrooms, family bathroom and garage en-block. Further benefits include share of freehold, gas central heating, double-glazed windows throughout and ample storage. The property requires modernisation. The property is being offered chain free.



Approximate Gross Internal Area 991 sq ft – 92 sq m  
 Ground Floor Area 852 sq ft – 79 sq m  
 Garage Area 139 sq ft – 13 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: Eversley Park Road, 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.

