

ADDISON TOWNSEND

PROPERTY PROFESSIONALS



Offers in excess of £800,000
Ridge Avenue, N21



4

Bedrooms



1

Bathroom



913 Green Lanes, Winchmore Hill, London, N21 2QP |
info@addisontownsend.co.uk

02083608111



Addison Townsend are proud to present this lovely semi detached house for sale with a unique development opportunity on Ridge Avenue within 0.7miles of Winchmore Hill as well as walking distance to local shops, bus routes, easy link to the A10 and local schooling. The accommodation offers a spacious entrance and hallway two generous size reception rooms, kitchen and downstairs W/C. On the first floor, the property boasts four bedrooms, family bathroom and separate W.C. Externally, the property offers huge potential with the land to the side of the property which would be ideal for developers or families looking to expand the property. Further benefits include gas central heating, double glazing throughout, off street parking and garage to the rear. This property is being offered chain free.



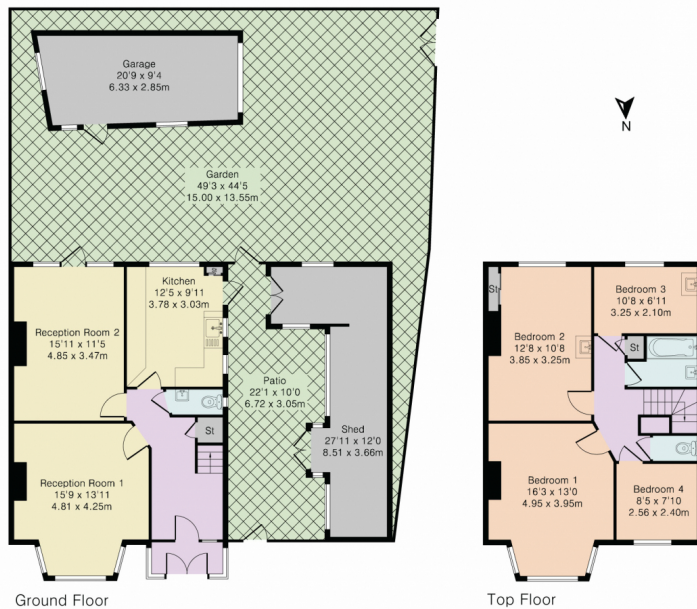
Approximate Gross Internal Area 1691 sq ft - 158 sq m

Ground Floor Area 663 sq ft – 62 sq m

Top Floor Area 638 sq ft – 59 sq m

Garage Area 180 sq ft – 17 sq m

Outbuilding Area 210 sq ft – 20 sq m



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Ridge Avenue, N21

