



1

Bedroom



1

Bathroom



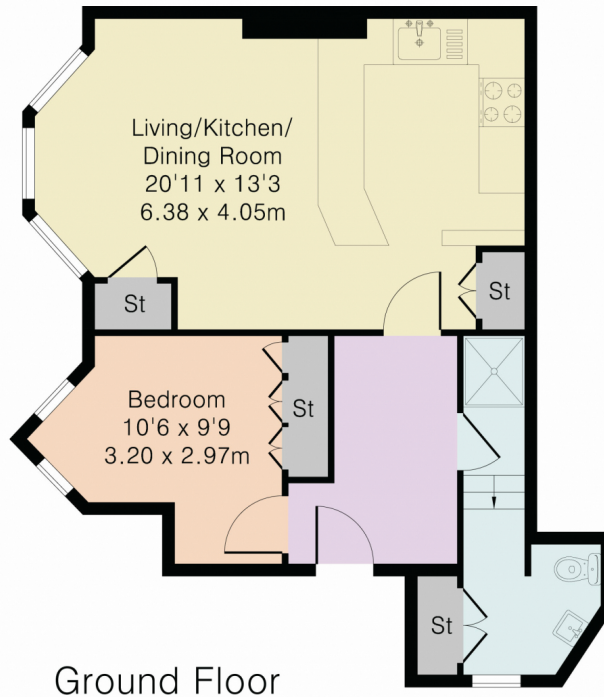


Addison Townsend are pleased to offer this lovely ground floor conversion flat for sale on Station Road in Winchmore Hill. The accomodation offers one spacious open plan kitchen living room, one double bedroom and shower room. Further benefits include double glazed windows, gas central heating, off street parking and long lease. The property is chain free.

The property is within 0.2miles of Winchmore Hill Overground Station as well as close proximtiy to Winchmore Hill Green with its local shops, pubs and restaurants.



Approximate Gross Internal Area 483 sq ft - 45 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 practice. 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		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Station Road, N21

