

ADDISON TOWNSEND

PROPERTY PROFESSIONALS



£343,000

Queens Avenue, N21



2

Bedrooms



1

Bathroom



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

02083608111

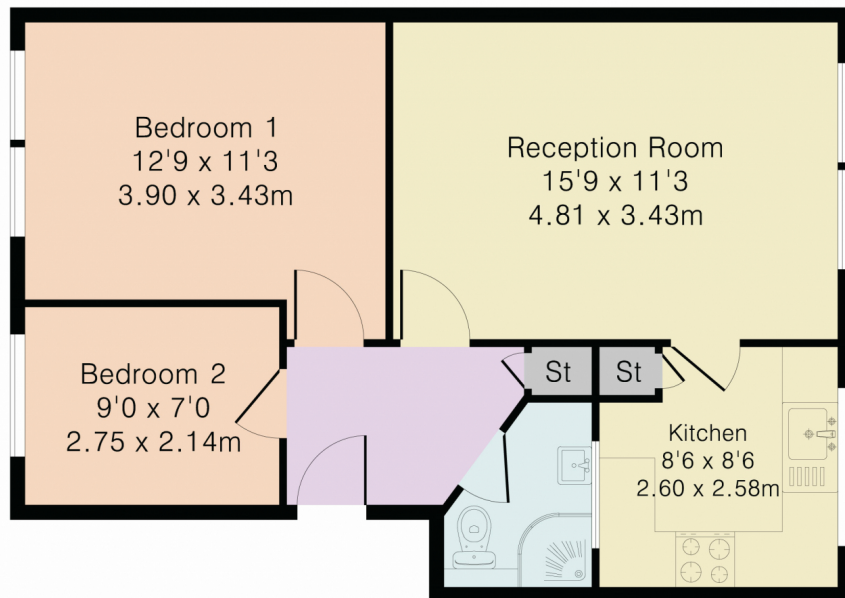




Offered chain free, Addison Townsend are pleased to offer this immaculate and well presented ground floor purpose built flat located on a quiet residential turning in Winchmore Hill conveniently located close to Green Lanes with its local shops, restaurants, Sainsburys, bus routes and is within 0.4miles to Winchmore Hill Great Northern Overground Station. With a bright and airy feel, the accommodation offers a welcoming entrance, two bedrooms, spacious reception room, recently refurbished separate kitchen and refurbished bathroom. Further benefits include long lease, gas central heating, double glazing throughout, garage en-block and communal gardens.




**Approximate Gross Internal Area 538 sq ft - 50 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

Address: Queens Avenue, N21

