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trustworthy
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straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
transparent

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Winkfield Road, London N22

£1,575 FOR SALE

Apartment - Purpose Built

1 1 1



Winkfield Road, London N22

£1,575 Per

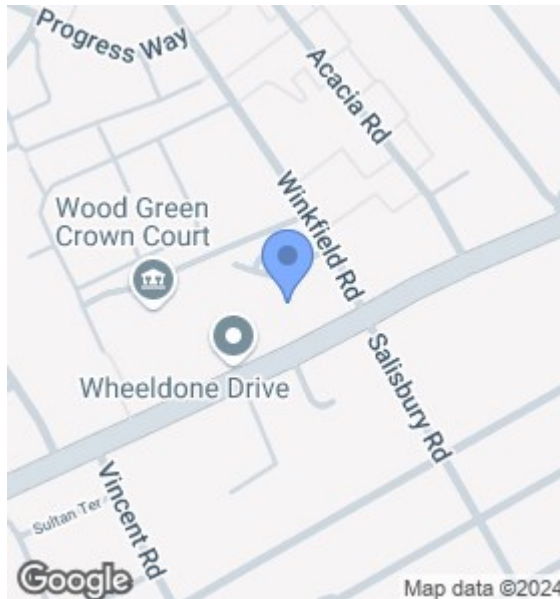
Description

A modern one bedroom apartment set on the second floor of a modern private gated development. The property has been maintained to an exceptional standard throughout, benefiting from a large bright reception room, fully fitted separate kitchen, a large bedroom and a modern bathroom with direct access from the bedroom (and hallway). Parking available for residents. Water included in the rent.

Crown Close is situated just a short walk from Wood Green underground station (Piccadilly Line, zone 3) and within very easy reach of many local shops, bars and restaurants of Wood Green.

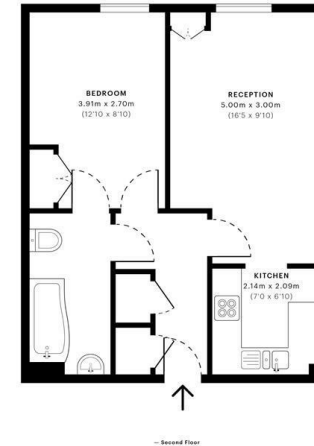
Key Features

Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Haringey
Local Authority	C
Council Tax	



Floorplan

	Crown Close, N22		GROSS INTERNAL AREA 41.7 Sqm / 448.7 Sqft
	<small>CAPTURE DATE:</small> 16/11/2019	<small>LAST MODIFIED:</small> 24/07/20	



GROSS INTERNAL AREA This figure is for the property. 41.7 Sqm / 448.7 Sqft	NET AREA (INTERNAL) Includes work and non-work surfaces. 39.3 Sqm / 423.0 Sqft	EXTERNAL STRUCTURAL FEATURES Including balconies, verandas etc. 0.0 Sqm / 0.0 Sqft	RESPECTED HEAD HEIGHT Minimum room height. 0.0 Sqm / 0.0 Sqft
		AREA TO BE MEASURED: 41.7 Sqm / 448.7 Sqft	MEASUREMENTS: 0.0 Sqm / 0.0 Sqft

EPC

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

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.