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faultless service  
straightforward  
honest a breath of  
professional fresh air  
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friendly dependable  
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**Hoppers Road, London N21**

**£1,350** FOR SALE

Flat - Garden

1 1 1



# Hoppers Road, London N21 £1,350 Per

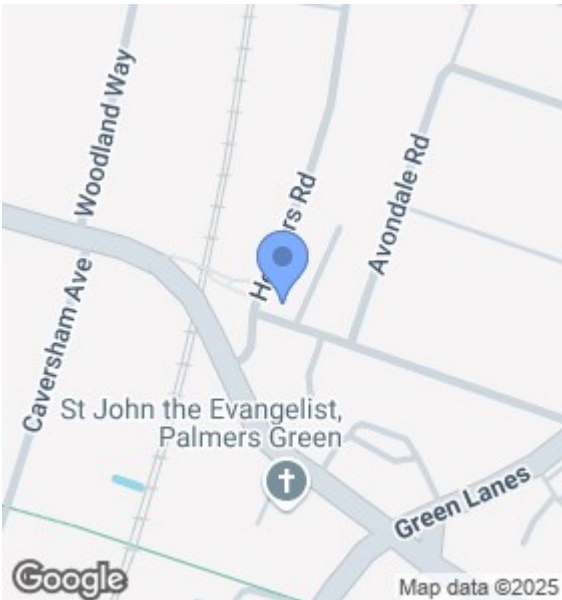
## Description

A nicely presented one bedroom ground floor flat located in Winchmore Hill. The property offers large rooms throughout including a modern open-plan kitchen reception, a double bedroom, and stylish bathroom.

The property has its own entrance, surrounded by a courtyard area (private use) The property is located short walk from Winchmore Hill train station, Winchmore Hill Green and Groveland's Park

## Key Features

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



## Floorplan

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	70
(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.