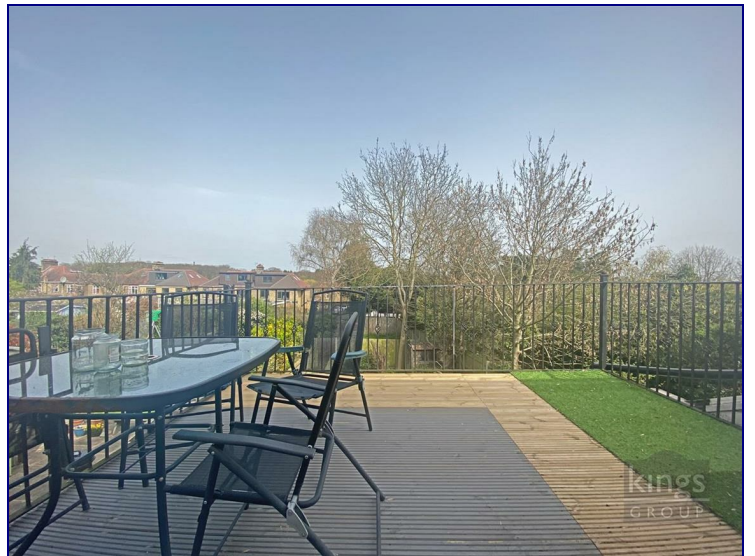


Green Dragon Lane, London, N21 2LH



Offers In Excess Of £499,950

Kings Group are pleased to offer for sale this 3 bedroom FIRST FLOOR SPLIT-LEVEL MAISONETTE ,comprises of terrace, private garden and off street parking, offering 1008 sq ft of living space and a long lease. This fantastic property is ideally located 0.4 miles to Grange Park BR station with direct links into the city and local shops and restaurants of Winchmore Hill.

Entrance

Leading up stairs.

Reception

19'10 x 15'6 (6.05m x 4.72m)

With double glazed windows to the front, double radiator, carpeted flooring, gas open style fireplace with a wooden mantle, phone points, TV points, power points.

Kitchen

13'3 x 8'6 (4.04m x 2.59m)

With double glazed windows to the rear, single radiator, wood flooring, base and wall units with roll tops, space for cooker, gas oven and hob, integrated chimney style extractor, sink, integrated fridge freezer, integrated washing machine, integrated dishwasher, spotlights, power points, double glazed doors leading out onto roof terrace.

bathroom

With double glazed opaque windows to the side, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with shower attachments, wash basin with vanity unit under, low level W.C, separate shower cubicle tiled walls, spotlights.

Bedroom One

14' x 11'2 (4.27m x 3.40m)

With double glazed windows to the rear, double radiator, carpeted flooring, built in storage cupboard, power points.

Bedroom Two

15'10 x 10'6 (4.83m x 3.20m)

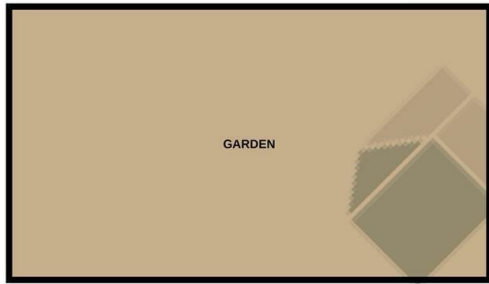
With double glazed velux windows to the rear, single radiator, carpeted flooring, built in storage, power points.

Bedroom Three

10'8 x 8'11 (3.25m x 2.72m)

With double glazed windows to the rear, single radiator, carpeted flooring, power points.





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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

