



Station Road, Winchmore Hill, N21

Offers In Excess Of £750,000

TENURE: LEASEHOLD

- PRIVATE SOUTH FACING GARDEN OF APPROXIMATELY 145 SQ. M
- DOUBLE GLAZED SASHED WINDOWS
- GROSS INTERNAL AREA OF APPROXIMATELY 106 SQ. M
- HIGH END FINISHES THROUGHOUT
- ORIGINAL CORNICING & FIREPLACES
- HIGH CEILINGS

3



1

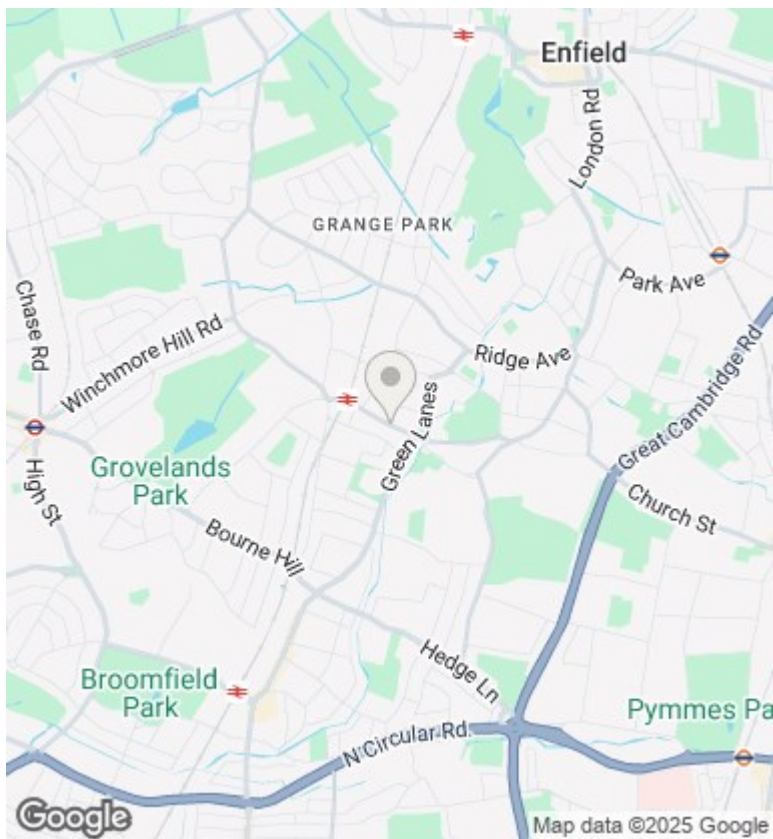


1



D





Viewings

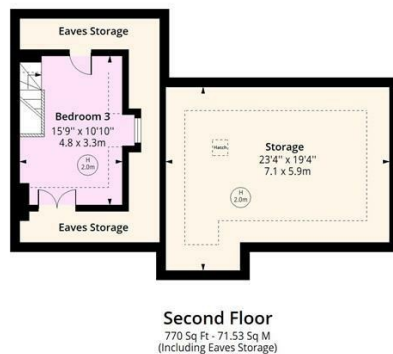
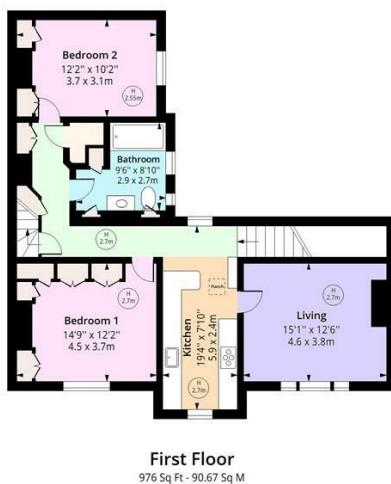
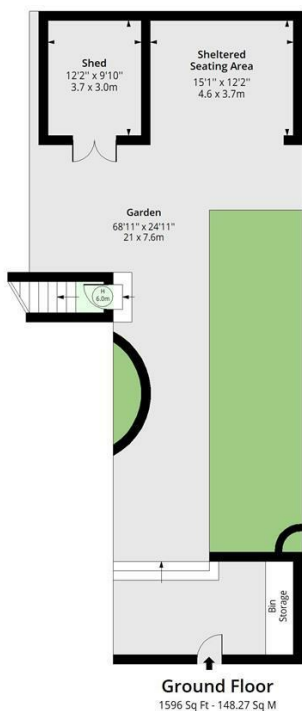
Viewings by arrangement only. Call 020 7485 0112 to make an appointment.

Council Tax Band: **D**

EPC Rating: **D**

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		
		72
	60	
England & Wales		EU Directive 2002/91/EC

Station Road Winchmore Hill N21 3RA



Approx. G.I.A 1746 Sq Ft / 162.20 Sq M
Approx. G.I.A 1146 Sq Ft / 106.51 Sq M (Excluding Storage/ Eaves)
Approx. Garden Area 1596 Sq Ft / 148.27 Sq M
Approx. Total Area 3342 Sq Ft / 310.47 Sq M

All measurements are approximate and for illustration purposes only