



**4 Bed
Apartment
located in Winchmore Hill**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

**Avenue Parade
Winchmore Hill
London
N21 2AX**



4



1



1



£2,000 PCM

AN EXTREMELY SPACIOUS 4 BEDROOM FLAT SITUATED ABOVE SHOPS having been decorated throughout including new carpets and floor coverings. The property benefits fitted kitchen, lounge, bathroom/wc, gas central heating and UPVC double glazing. Winchmore Hill/Grange Park mainline stations/Southgate tube station are all accessible. This property is not suitable for sharers.

AN EXTREMELY SPACIOUS 4 BEDROOM FLAT SITUATED ABOVE SHOPS having been decorated throughout including new carpets and floor coverings. The property benefits fitted kitchen, lounge, bathroom/wc, gas central heating and UPVC double glazing. Winchmore Hill/Grange Park mainline stations/Southgate tube station are all accessible. This property is not suitable for sharers.

Entrance is via an external staircase. Wooden panelled Entrance Door opens into

'L' SHAPED ENTRANCE HALL

Two radiators, built-in storage cupboard, wall mounted thermostat control which can be linked to a mobile phone. Doors to all rooms.

KITCHEN

8'10" x 8'7"

Range of white eye level and base units providing cupboard and drawer space. Contrasting work surfaces over with inset stainless steel single drainer sink unit with mixer tap. Built in electric oven with 4 ring hob over and extractor hood above, washing machine and fridge/freezer, tiled splashbacks, wall mounted gas boiler, radiator. UPVC framed double glazed multi-paned window to rear with fitted roller blind. Additional multi-paned window to rear.

LOUNGE

14'2" x 12'1"

This room features a decorative fire surround, picture rail, radiator and two UPVC double glazed multi-paned windows to front with fitted venetian blinds.

DINING ROOM/BEDROOM 3

12'6" x 9'9"

Three UPVC framed double glazed multi-paned windows to front with venetian blinds, picture rail, radiator.

BEDROOM ONE

14'2" x 12'9"

Two UPVC framed double glazed windows to front with fitted venetian blinds, picture rail, radiator.

BEDROOM TWO

12'5" x 9'9"

Two UPVC framed multi-paned windows to rear with fitted venetian blinds, picture rail, radiator.

BEDROOM FOUR/STUDY

8'11" x 6'11"

UPVC framed double glazed multi-paned window to front, picture rail, radiator.

BATHROOM

White suite comprising panel enclosed bath having mixer tap and wall shower attachment, fitted shower screen, pedestal wash hand basin with tiled splashback, top flush w.c., tiled to bath and shower area, extractor fan, radiator, UPVC framed double glazed obscure glass window to front

AGENT NOTES

Holding Deposit £461

Dilapidations Deposit £2,307 - 12 month tenancy

EPC Rating - C


Council Tax Band D - London Borough of Enfield



Property Mis Descriptions Act

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance, we will attempt to assist. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.



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

DIRECTIONS

CONTACT

48A The Broadway
Potters Bar
Herts.
EN6 2HW

E: lettings@duncanperry.co.uk

T: 01707655466

<https://www.duncanperry.co.uk>

