







4 Bed
Apartment
located in Winchmore Hill



Avenue Parade Winchmore Hill London N21 2AX



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# £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
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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 splashabcks, 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

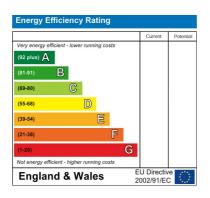


Property Mis Descriptions Act
We believe this information to be accurate, but it cannot be
guaranteed. If there is any point which is of particular
importance, we will attempt to assist. All measurements
quoted are approximate. Any discussions regarding a potential
tenancy are subject to contract.









#### **DIRECTIONS**

## CONTACT

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