





Winchmore Hill Road, Winchmore Hill,  
London, N21

**£1,175,000**

Addison Townsend are pleased to offer for sale this substantial and very well presented semi detached house in Winchmore Hill. This lovely property is located within 0.7miles of Southgate Underground Station, 0.7miles of Winchmore Hill Overground Station, close proximity of Grovelands Park as well as excellent local school catchments. The accomodation offers a spacious entrance, two reception rooms, extended kitchen/dining area, downstairs W/C, five bedrooms, two bathrooms and one ensuite. Externally, the property boasts south facing garden with garage and off street parking to the front. Further benefits include gas central heating and double glazed windows throughout.





2 5 3

Tenure : Freehold

EPC D

Sq.Ft : 1888



**Approximate Gross Internal Area 1888 sq ft - 175 sq m  
(Excluding Garage)**

Ground Floor Area 854 sq ft - 79 sq m  
 First Floor Area 696 sq ft - 65 sq m  
 Second Floor Area 338 sq ft - 31 sq m  
 Garage Area 133 sq ft - 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/ternants are advised to recheck the measurements

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			
Address: Winchmore Hill Road, Winchmore Hill, London, N21			



02083608111

www.addisontownsend.co.uk

info@addisontownsend.co.uk



**ADDISON TOWNSEND**  
 PROPERTY PROFESSIONALS

