





Compton Road, Winchmore Hill, London,  
N21

**£295,000**

Addison Townsend are pleased to offer this lovely second floor conversion flat for sale on Compton Road in Winchmore Hill. The property is within close proximity to Winchmore Hill Overground Station, Winchmore Hill Green, Grovelands Park and is within walking distance to Green Lanes with shops, restaurants and bus routes. The accommodation offers one spacious double bedroom, open plan kitchen/living space, bathroom and storage. The property also benefits from gas central heating, share of freehold, parking on a first come first serve basis and communal gardens. The property is being offered chain free.







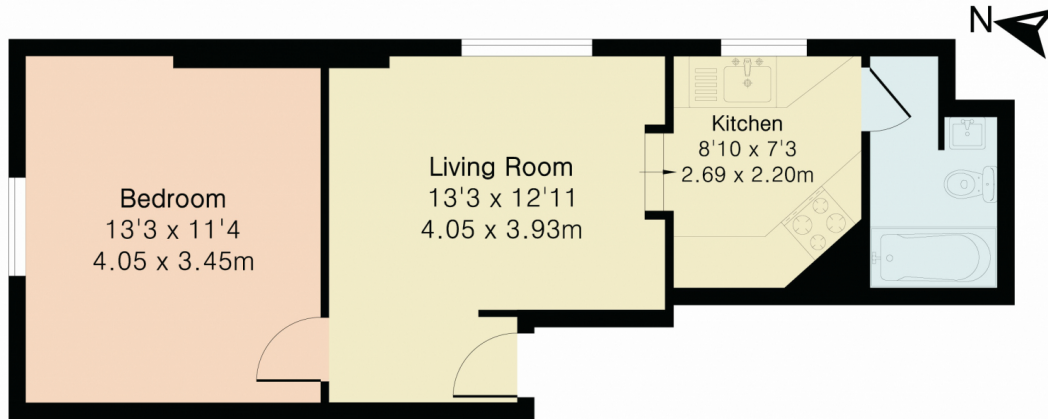
Tenure : Share of Freehold

EPC D

Sq.Ft : 414



Approximate Gross Internal Area 414 sq ft - 38 sq m



Second Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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			
(85-100)	A		
(69-84)	B		
(54-68)	C		
(39-53)	D		
(24-38)	E		
(9-23)	F		
(1-8)	G		
Mid energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive	2002/91/EC
Address: Compton Road, NZ1		67	75



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