



**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

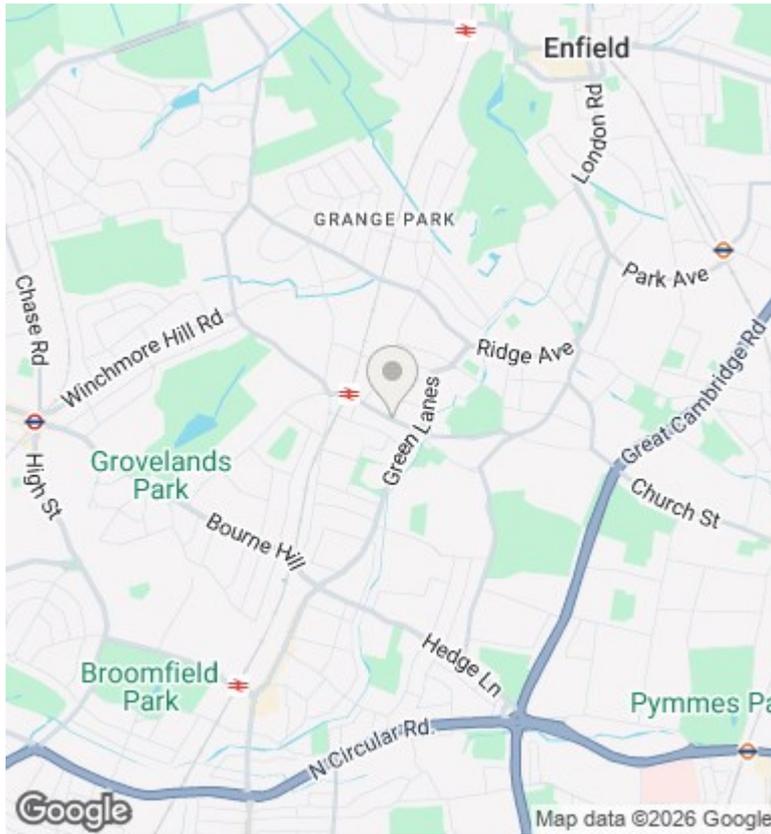
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D 

## Viewings

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

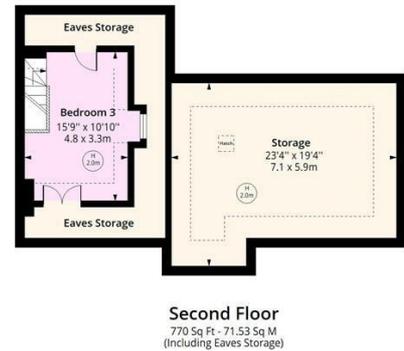
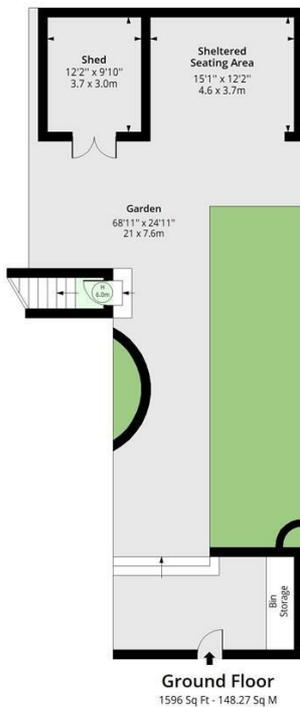
Council Tax Band: **D**

EPC Rating: **D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	<b>72</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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