



Fords Grove, N21 3DP

PER MONTH  
£1,450 Per  
Month

 Coultons

## PROPERTY SUMMARY

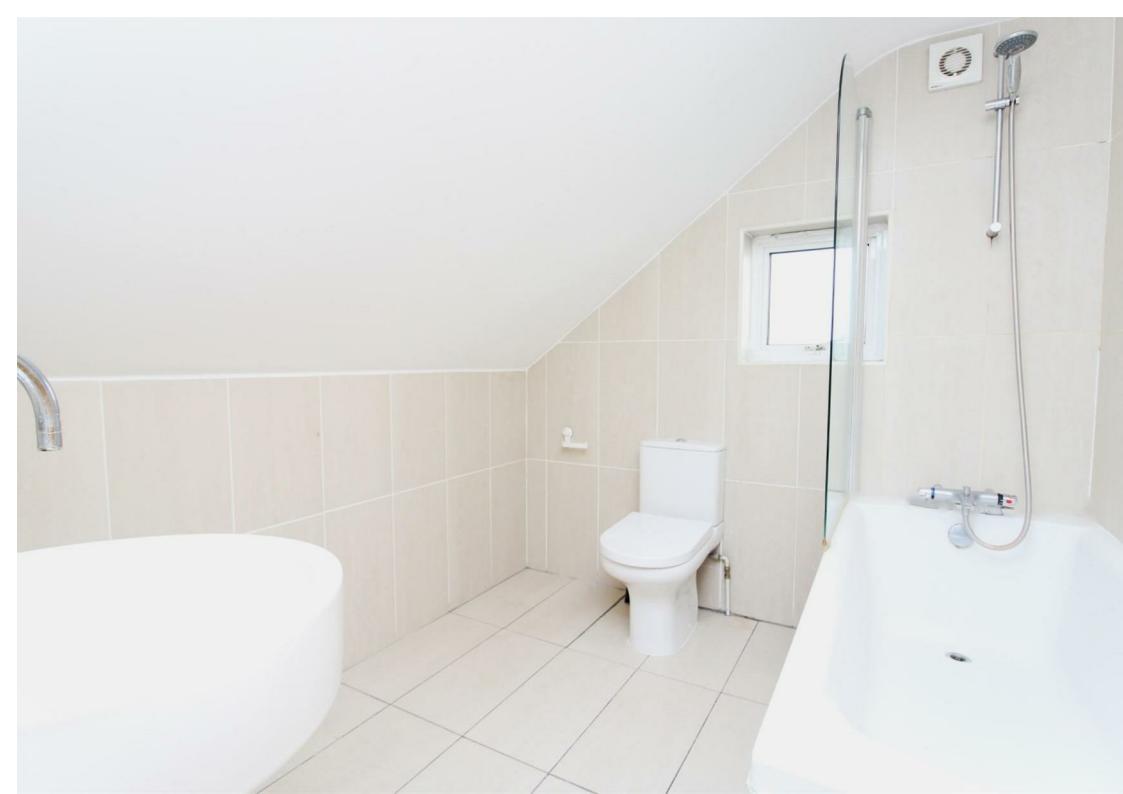
Nestled in the charming pocket of Winchmore Hill N21, this delightful apartment offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, a spacious reception room, and a generously sized bathroom, this property is ideal for individuals or couples seeking a tranquil living space, providing an inviting area for relaxation or entertaining guests.

Winchmore Hill is known for its picturesque surroundings and community spirit, making it a wonderful place to call home. With local amenities, parks, and excellent transport links nearby, this apartment presents an excellent opportunity for those looking to enjoy a vibrant yet peaceful lifestyle. Available from mid-late February.

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**TOTAL APPROX. FLOOR AREA 560 SQ.FT. (52.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**LOCAL AUTHORITY**  
London Borough of Enfield

**TENURE**

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

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

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



**Coultons**

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