



32 PENNINGTON DRIVE | | WINCHMORE HILL | N21 1TU

£1,800 PER MONTH

LIVINGS  
SPACE  
ESTATE AGENTS

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WINCHMORE HILL | N21 1TU  
£1,800 PER MONTH

LIVING SPACE ESTATE AGENTS PRESENTS THIS SPACIOUS, HIGH CEILINGS, PERIOD TWO-BEDROOM FLAT IN WINCHMORE HILL. WITH TRANSPORT LINKS ON YOUR DOOR STEPS AND A PLETHORA OF AMENITIES IN THE NEIGHBOURHOOD. THIS PROPERTY IS PERFECTLY LOCATED FOR MULTIPLE CATCHMENT AREAS FOR SCHOOLS IN THE LOCAL AREA. IT HAS MODERN FINISHES IN THE BATHROOM AND KITCHEN AREAS AND A VERY SPACIOUS LIVING AREA.

SUBJECT TO OFFER CAN BE FURNISHED OR UNFURNISHED.

AVAILABLE 20TH OF AUGUST.

VIDEO TOUR ONLINE

- FLAT
- 1 BATHROOM
- ENERGY RATING : E
- PARKING
- GAS CENTRAL HEATING
- 2 BEDS + 1 RECEPTION
- SHOWER
- NO SPECIAL ACCESSIBILITY
- SEPARATE WC

KITCHEN

LIVING/DINING ROOM

BEDROOM 1

BEDROOM 2

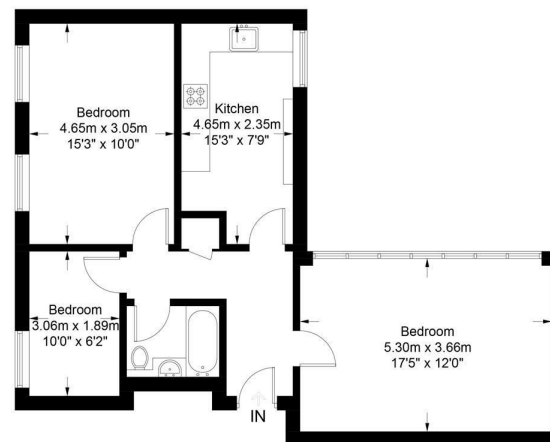
BATHROOM

SEPARATE WC



### Starling Lodge, N21

Approximate Gross Internal Area = 673 sq ft / 62.5 sq m



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID990189)



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

COUNCIL TAX BAND D  
EPC RATING

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