



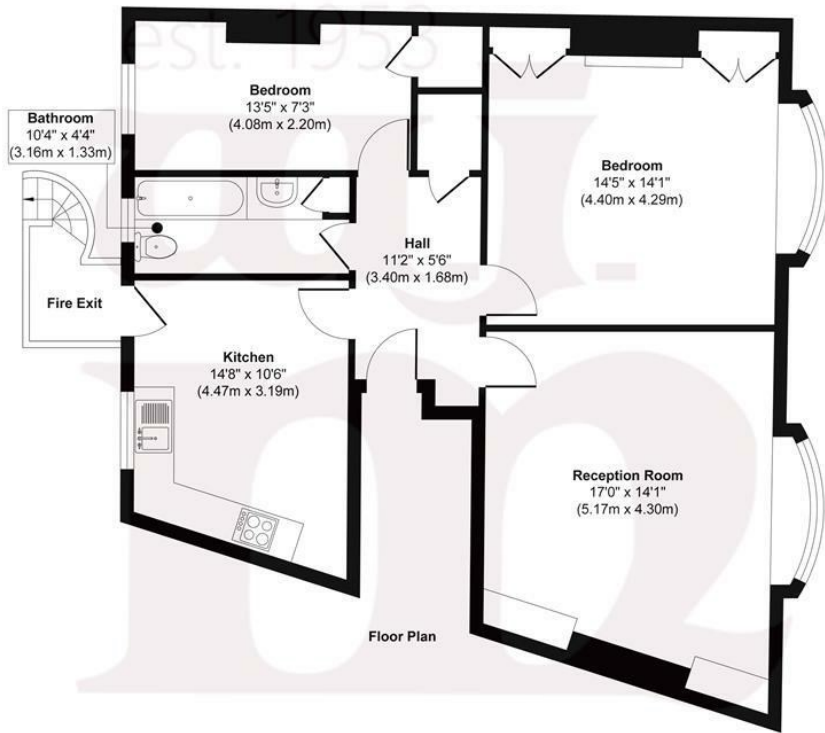
GREEN LANES, N21

£319,500 L/H

- Chain free
- Ideal starter home
- Peppercorn ground rent
- 999 year lease
- Spacious and bright accomodation
- Nearby Grovelands Park

wj.
meade

Green Lanes



WJ Meade are pleased to offer this two double bedroom second (top) floor flat, prominently positioned in the heart of Winchmore Hill, perfect for the array of amenities on the doorstep as well as great access into the City via the overground station. The property has just been freshly decorated, creating a welcoming atmosphere to combine with the higher ceilings and incoming natural light. Arranged over 847sq ft with a spacious eat-in kitchen separate to the reception room and modern three piece bathroom suite.

Approx. Gross Internal Floor Area 847 sq. ft / 78.77 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Service charge - Ad Hoc
 Ground rent - Peppercorn
 999 years lease
 Council tax band D
 Current EPC Rating 59
 Tenure: Leasehold



All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.