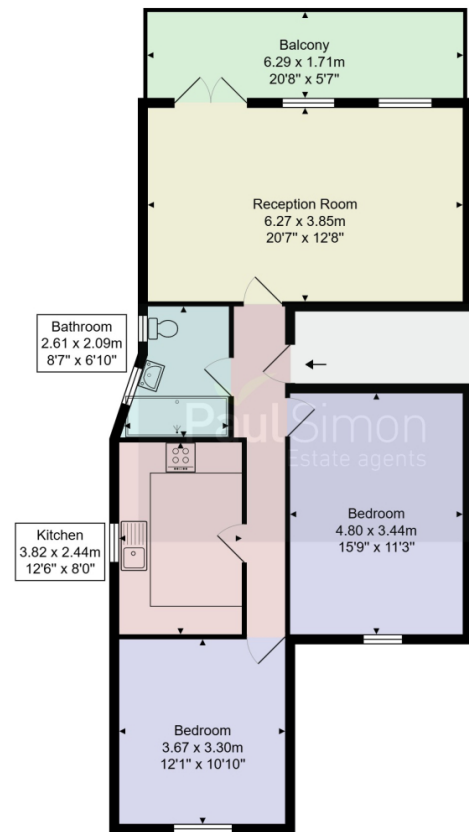


Eversley Park Road, N21



First Floor

Approximate Gross Internal Area = 74.4 m<sup>2</sup> ... 800 ft<sup>2</sup> (excluding balcony)

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS2: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised.



## Eversley Park Road, Winchmore Hill, N21

Situated on the sought-after Eversley Park Road in the heart of Winchmore Hill, this well-presented two double bedroom first floor apartment offers bright and spacious living and is offered chain free, with a share of freehold and approximately 969 years remaining on the lease.

The property features a generous separate living room with French doors opening onto a front-facing balcony, a fully fitted kitchen with integrated appliances, two double bedrooms, and a modern family bathroom. Additional benefits include hardwood flooring throughout, double glazing, good insulation, and an EPC rating of C.

Externally, the flat benefits from a driveway providing one parking space, access to a large shared garden, and further off-street parking. The building is owned and managed by the freeholders.

**Asking Price £400,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



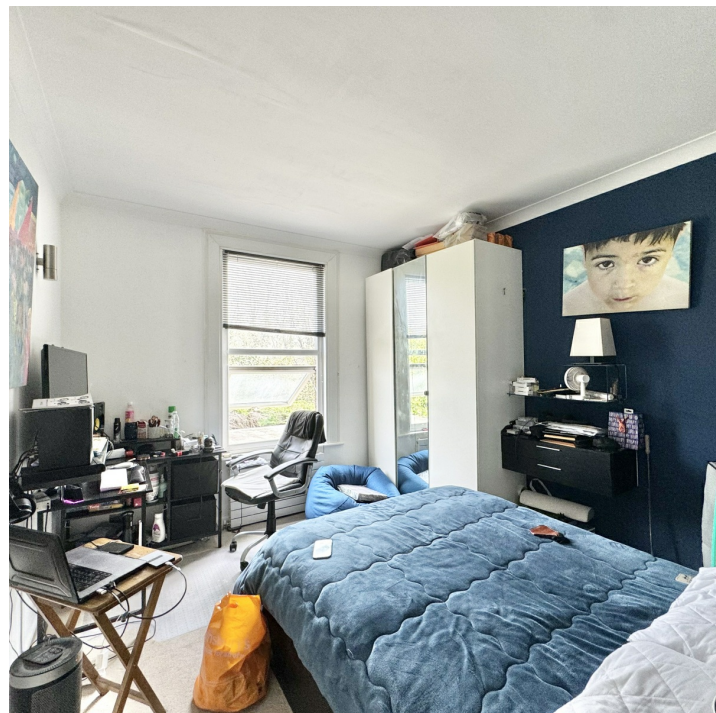
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Photographs are for illustration purposes and may depict items not included in the sale. If you have any queries relating to fixtures and fittings please refer to your legal advisor. These particulars provide an approximate description of the property. Accuracy is not guaranteed. Our description or mention of any appliances or services is not to be taken as guarantee that they are in working order. Purchasers are advised to make their own enquiries.

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## Features

- First floor apartment
- Share of freehold
- Spacious separate living room
- Fully fitted kitchen
- Shared driveway & communal garden
- Two double bedrooms
- Approx. 969-year lease
- Balcony with attractive views
- Modern family bathroom
- Chain Free