



GUIDE PRICE

£545,000

Green Lanes

London, N21 2BH

## PROPERTY SUMMARY

Modern 2-Bedroom Flat with Balcony & Allocated Parking in Sought-After Winchmore Hill

Set within a contemporary 2021-built development in the heart of vibrant Green Lanes, this stunning two-bedroom, two-bathroom flat offers a perfect blend of style, space, and convenience. Spanning 775 sq ft, the property boasts a generous layout with two well-proportioned double bedrooms, including a beautifully finished en-suite in the master bedroom, alongside a second modern bathroom ideal for guests or shared living.

The open-plan reception room is flooded with natural light, creating a warm and inviting atmosphere that's perfect for both relaxing and entertaining. Thoughtful design and excellent storage throughout ensure the space remains effortlessly organised and clutter-free.

One of the standout features is the impressive 9-metre private balcony, providing an ideal outdoor retreat to enjoy your morning coffee or unwind after a busy day, with open views over the surrounding area. Rare for London, the flat also benefits from an allocated parking space, offering added convenience and peace of mind.

Located in one of North London's most dynamic and well-connected neighbourhoods, you'll be just moments from a wide range of local amenities, independent shops, cafés, and excellent transport links into the city and beyond. Whether you're a first-time buyer, downsizer, or investor, this stylish and low-maintenance home ticks every box.

Don't miss your opportunity to secure a high-quality home in a prime London location – contact us today to arrange a viewing.

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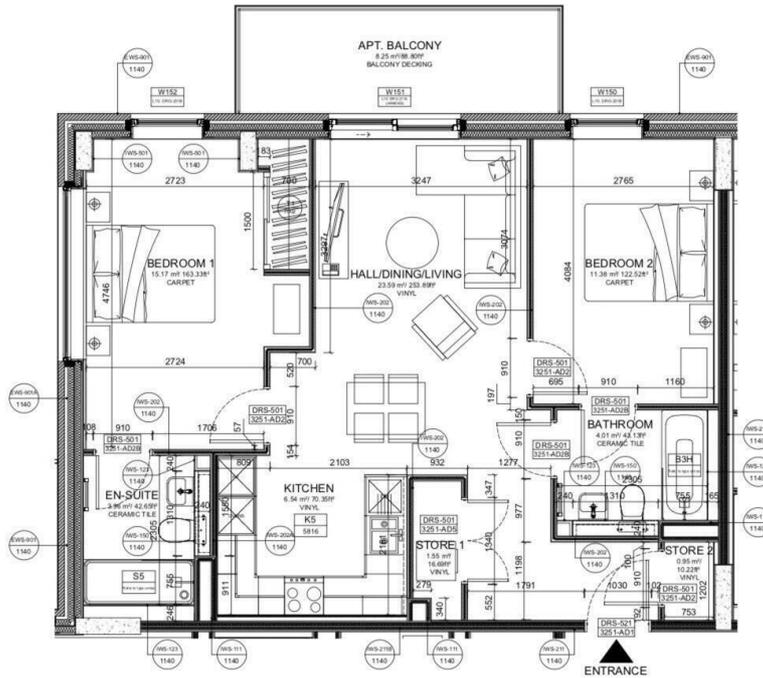
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	89	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC RATING: B    COUNCIL TAX BAND: E**

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.

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