





Firs Lane, N21

£375,000

Requiring modernisation, Addison Townsend are pleased to offer this lovely ground floor maisonette which is conveniently located close to Green Lanes with its local shops, amenities, bus routes and is within 0.6 miles of Winchmore Hill Overground Station. Furthermore, the property is within close proximity to Firs Farm Wetlands and Winchmore Hill Sports Club. The accommodation offers own entrance with reception room, two bedrooms, with kitchen which was refurbished in 2012 includes integrated dishwasher, oven, space for fridge/freeze, plumbing for washing machine and bathroom. Externally, the property offers both front and split rear garden. Further benefits include gas central heating, double glazing throughout and share of freehold (underlying lease 999 years from 25th March 1999). The property is being offered chain free.





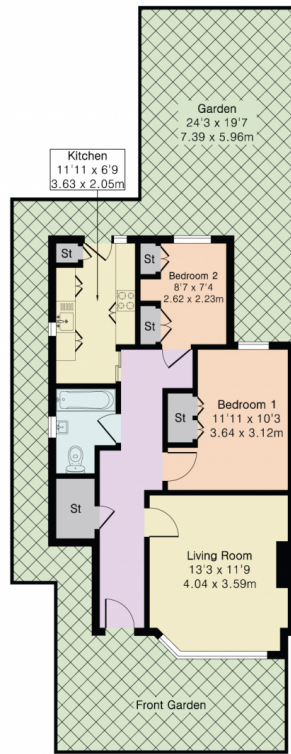
Tenure : Share of Freehold

EPC C

Sq.Ft : 587



Approximate Gross Internal Area 587 sq ft - 55 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-84)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive		69	77
Address: London, N21			



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