



Castles

ASKING PRICE

£500,000 Leasehold
Wades Hill

N21

Castles

PROPERTY SUMMARY

Positioned within the highly coveted Wades Hill, N21, this rare to the market ground floor split-level apartment, measuring approximately 991 sq ft, offers an exceptional blend of character, space, and refined contemporary living. Being offered chain free, and benefiting from its own private entrance, the property forms part of an elegant period residence, showcasing timeless architecture, generous proportions, and a considered modern finish throughout.

The home opens directly into a bespoke kitchen diner of exceptional quality, forming the heart of the property and flowing seamlessly onto a private decked garden, creating a rare and highly desirable extension of the living space, ideal for both entertaining and relaxed outdoor living.

The impressive reception room is enhanced by high ceilings, original timber flooring, and a period fireplace, combining authentic period charm with elegant proportions to create a warm and inviting living environment.

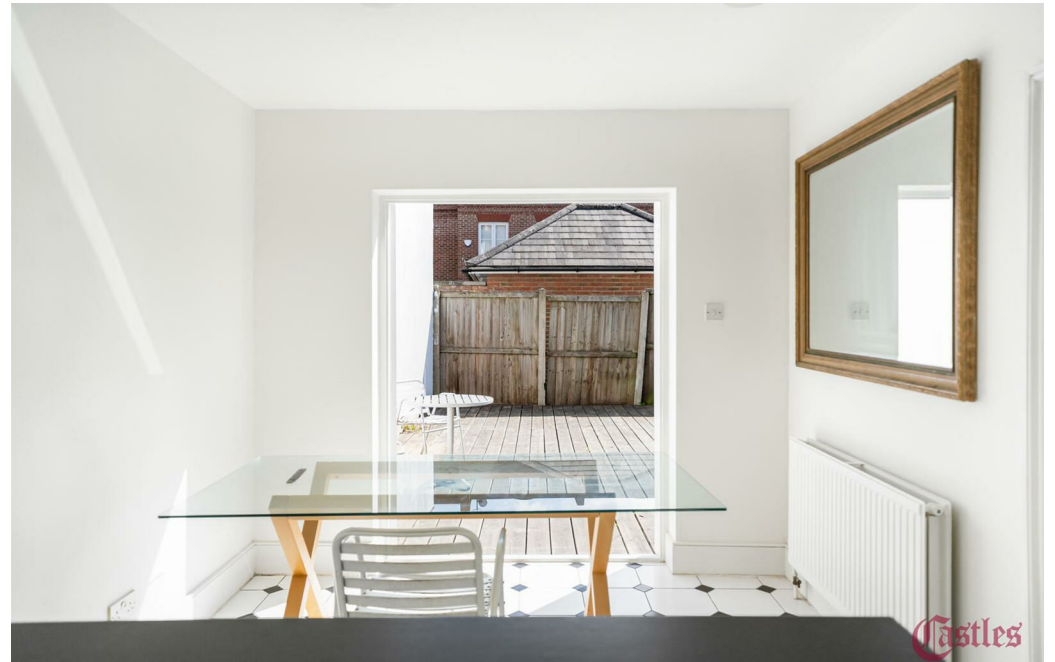
Arranged over split levels, the accommodation comprises two well-proportioned bedrooms. The principal bedroom offers a stylish retreat with its own en-suite bathroom, complete with both bath and separate shower. The second bedroom also benefits from its own en-suite shower room, providing an exceptional level of privacy and convenience.

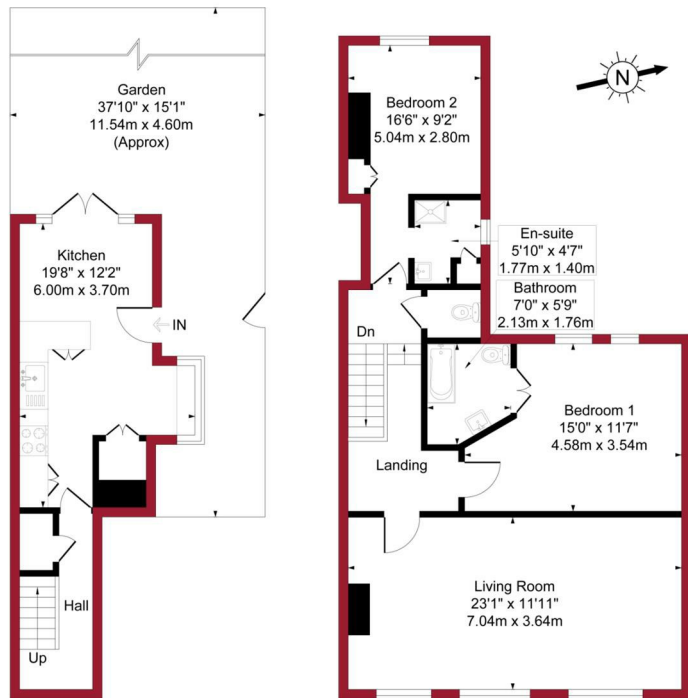
The property is ideally located moments from Winchmore Hill Station (Zone 4), providing direct services to Moorgate, with fast connections at Finsbury Park to the Victoria and Piccadilly lines. Nearby Palmers Green and Grange Park stations further enhance connectivity.

The vibrant "Green" in Winchmore Hill village is just a short stroll away, offering artisan cafés, acclaimed restaurants, traditional pubs, and independent boutiques, all contributing to a highly desirable village lifestyle.

This is a rare opportunity to acquire a home where period elegance, modern comfort, and a sought-after location combine seamlessly.







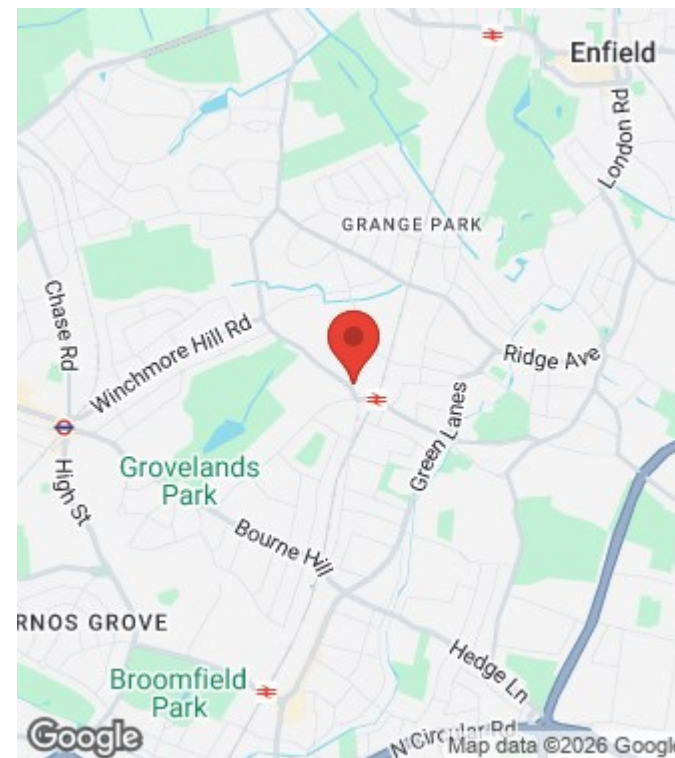
Ground Floor
Gross Internal
Floor Area 257 sq ft / 23.8 sq m

First Floor
Gross Internal
Floor Area 734 sq ft / 68.1 sq m

Transport:
Winchmore Hill is well served by excellent transport links. Winchmore Hill Mainline Station provides regular services ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground Station (Piccadilly Line) is also within easy reach, offering direct access into Central London and Heathrow Airport. Shopping & Leisure.

Winchmore Hill:
Boasts a vibrant and diverse range of amenities along the popular Green Lanes, including independent shops, cafés, restaurants, and bars. The area is also home to the well-regarded Broomfield Park, featuring open green spaces, tennis courts, a café, and regular community events.

Directions to Our Office:
Conveniently located on Green Lanes, Palmers Green, just a short walk from Palmers Green Mainline Station. Visitors travelling by car will find limited pay-and display parking along Green Lanes and nearby.



Maisonette - Garden
Leasehold
Council: Enfield
Council Tax Band: C
Lease Remaining: 995 years
Service Charge: tbc
Ground Rent: Peppercorn



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.



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



OFFICE ADDRESS

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OFFICE DETAILS

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