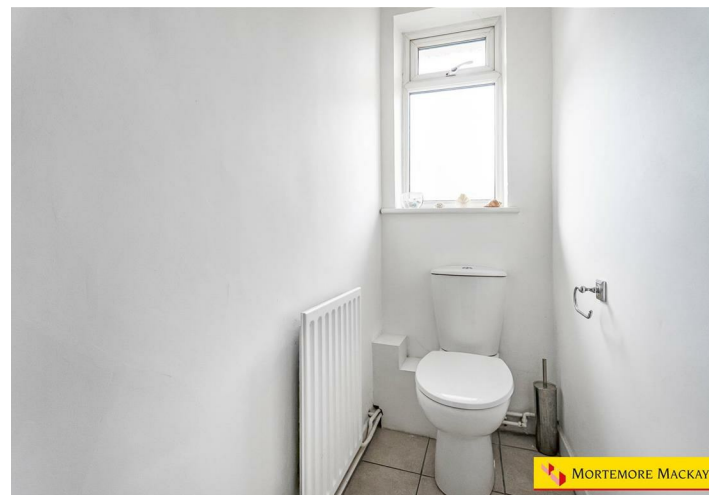
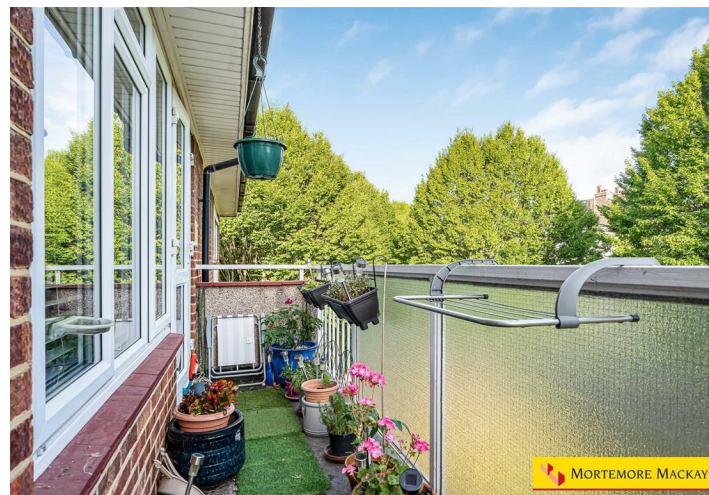




## SPRINGBANK, N21 1JH



**£465,000 Leasehold**

- TOP FLOOR PURPOSE BUILT APARTMENT
- 22' FEET RECEPTION /DINING ROOM
- BATHROOM
- 19' SOUTH FACING BALCONY
- COMMUNAL GARDENS
- THREE BEDROOMS
- FITTED KITCHEN
- ADDITIONAL WC
- GARAGE EN BLOC

## Property Details

Placed in the desirable area of Springbank, London, N21 this charming top floor apartment offers a perfect blend of comfort and convenience. This property boasts a generous 22-foot reception/dining area that seamlessly connects to a delightful 19-foot south-facing balcony, ideal for enjoying sunny afternoons or entertaining guests.

The apartment features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. A thoughtfully designed inner hallway leads to the bedrooms and a bathroom and an additional WC, ensuring practicality for everyday use.

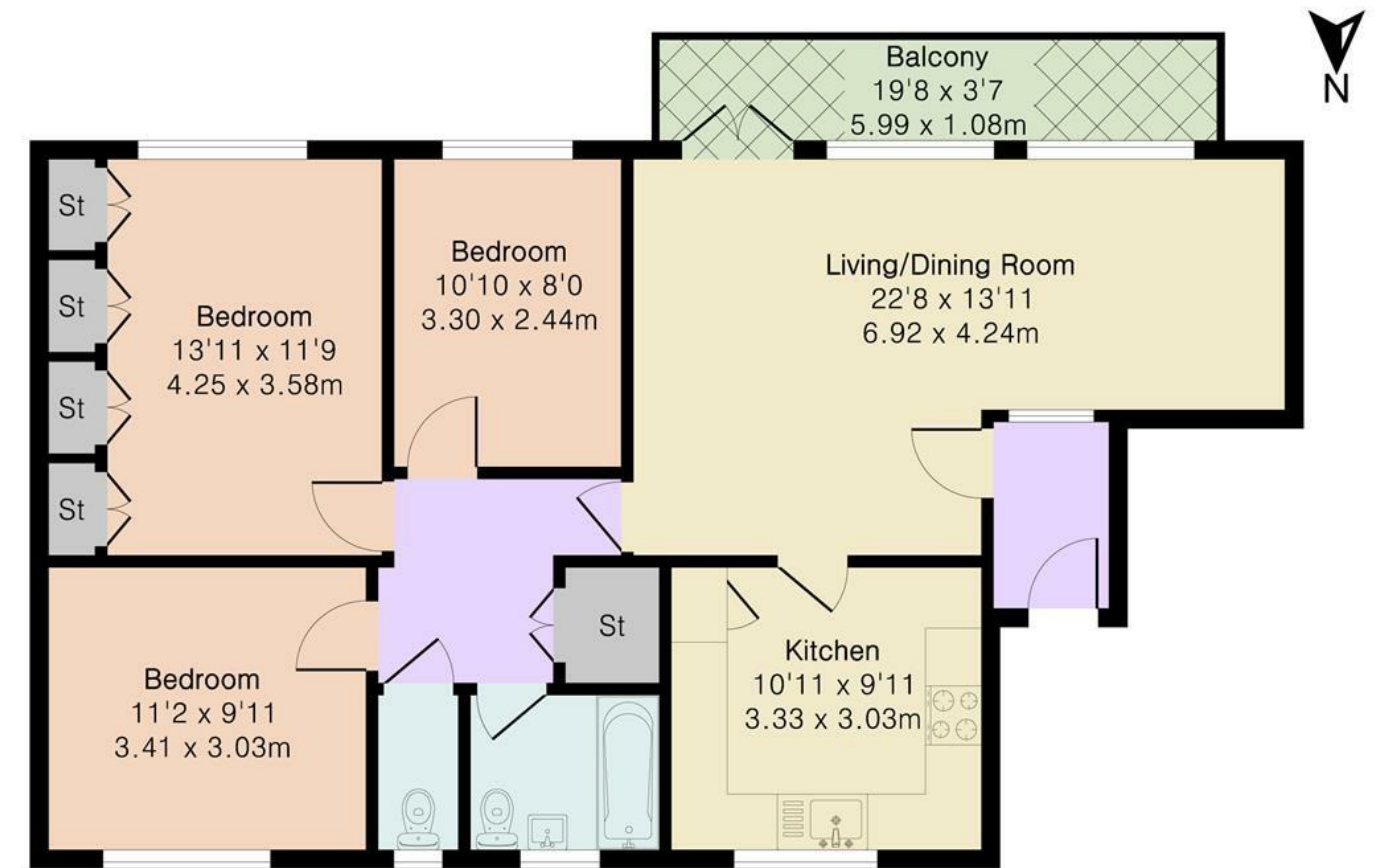
Residents will appreciate the well-maintained communal gardens, offering a serene escape from the hustle and bustle of city life. For added convenience, the property includes a garage en bloc, providing secure parking and extra storage options.

Access to the apartment is straightforward, with a communal door equipped with an entryphone system and stairs leading to the second floor. The location is particularly advantageous, as it is within easy reach of both Winchmore Hill and Southgate, enhancing the appeal for those seeking a vibrant community atmosphere.

This purpose-built apartment is an excellent opportunity for anyone looking to settle in a sought-after London neighbourhood, combining modern living with the charm of communal spaces. Don't miss the chance to make this lovely apartment your new home.



## Approximate Gross Internal Area 925 sq ft - 86 sq m



Second 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	74	80
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

