



OFFERS IN EXCESS OF

**£400,000**

**City House, Green Lanes**

London, N21 2BH



## PROPERTY SUMMARY

A beautifully presented, modern one-bedroom apartment offering stylish, high-specification living throughout.

Situated on the third floor of a contemporary lift-serviced development built in 2021, this home is offered on a chain free basis and is perfectly located in the heart of Winchmore Hill, one of north London's most desirable neighbourhoods.

The open-plan kitchen, dining, and living space is sleek and modern, featuring integrated appliances, Quartz worktops, and a breakfast bar. Large sliding doors lead to a private balcony, with expansive views of the surrounding greenery and London skyline, bringing light and a sense of space to the home.

The double bedroom benefits from fitted wardrobes, while the fully tiled bathroom showcases contemporary fittings. A spacious utility cupboard adds practical storage.

Allocated gated parking provides added convenience and security.

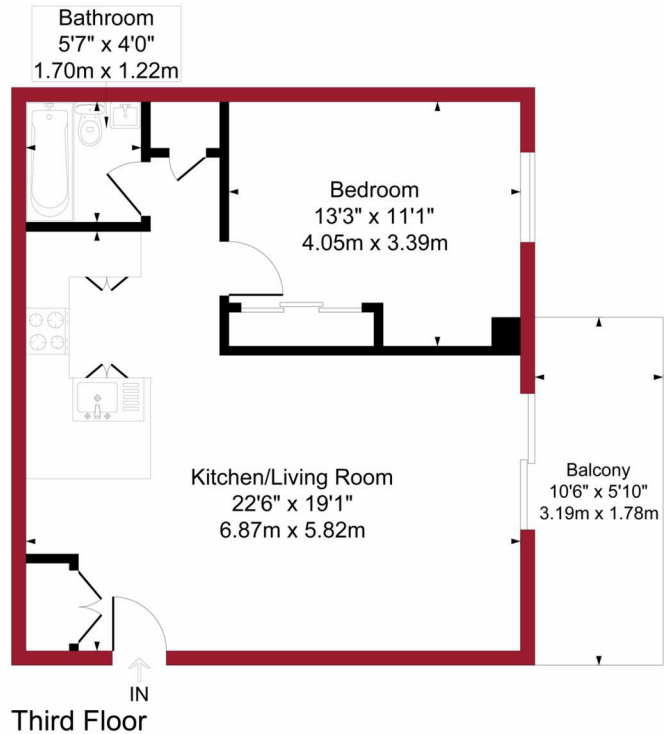
Winchmore Hill is renowned for its village-like charm, with cafés, independent shops, outstanding eateries, and traditional pubs. Grovelands Park and nearby green spaces offer excellent leisure opportunities.

Transport links are excellent, with Winchmore Hill Station offering frequent trains into Central London and nearby bus routes providing easy connections across North London.

An early viewing is highly recommended. Ideal for first-time buyers or professionals seeking a modern home in a sought-after location.







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.



**Transport:**

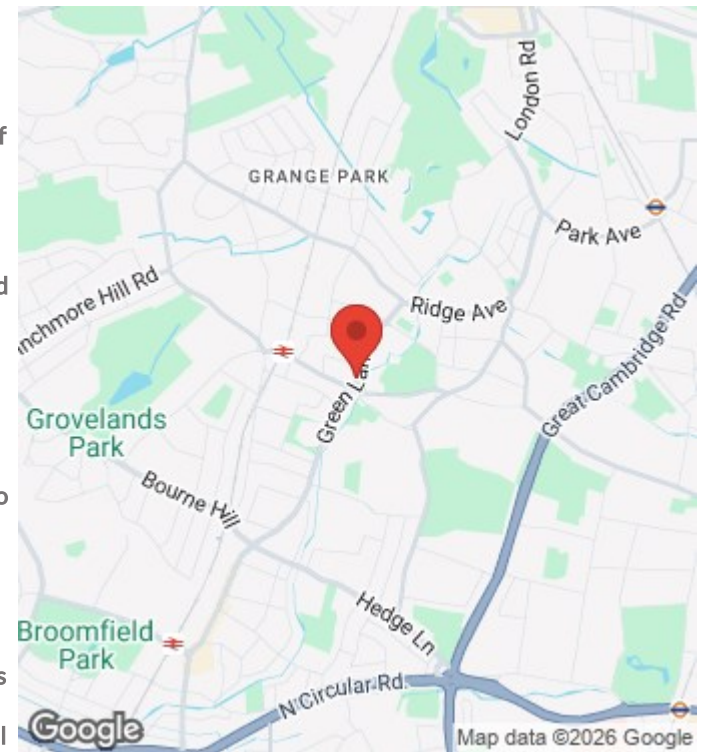
Winchmore Hill is well served by excellent transport links. Winchmore Hill Mainline Station provides regular services ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground Station (Piccadilly 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.



Flat

Leasehold

**Council:** Enfield

**Council Tax Band:** D

**Lease Remaining:** 995 years

**Service Charge:** £169.43 per month

**Ground Rent:** Peppercorn



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**

78 Green Lanes  
Palmers Green  
London  
N13 6BE

**OFFICE DETAILS**

020 8888 6081  
  
www.castles.london

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		89	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			