



GREEN LANES, N21 3RF



£430,000 Leasehold

- FIRST FLOOR PURPOSE BUILT APARTMENT
- TWO BATHROOMS
- MODERN FITTED KITCHEN UNITS
- LIFT
- 0.5 MILES AWAY FROM WINCHMORE HILL STATION
- TWO DOUBLE BEDROOMS
- OPEN PLAN RECEPTION ROOM/KITCHEN
- BALCONY OVERLOOKING THE NEW RIVER
- ENRTYPHONE SYSTEM

Property Details

Placed in the vibrant area of Green Lanes, London, N21 this exquisite first-floor apartment offers a perfect blend of modern living and convenience. Just a short 0.5 miles from Winchmore Hill Station, commuting is made effortless, while the delightful array of shops, restaurants, and cafes along Green Lanes is right at your doorstep.

This contemporary apartment features two generously sized double bedrooms, providing ample space for relaxation and rest. The property boasts two well-appointed bathrooms, including an en-suite shower room, ensuring comfort and privacy for all residents. The spacious open-plan living area is designed for both entertaining and everyday living, seamlessly connecting to a modern fitted kitchen. The sliding doors lead out to a charming balcony that overlooks the picturesque New River, offering a serene spot to unwind.

Additional benefits include a secure entryphone system and a lift for easy access, making this apartment not only stylish but also practical. This property is ideal for those seeking a contemporary lifestyle in a thriving community. Don't miss the opportunity to make this delightful apartment your new home.



Approximate Gross Internal Area 826 sq ft - 77 sq m



First 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		77	77
(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	

