



Anthony Webb

FOR SALE
Anthony Webb
ESTATE AGENTS
8882 7000
FIRST FLOOR FLAT

P
Resident
permit
holders
only
Mon - Fri
10.30 - 11.30 am

Compton Road, Winchmore Hill, N21
Chain Free £399,500 Leasehold - Share of Freehold

Anthony Webb
ESTATE AGENTS

Compton Road, Winchmore Hill, N21

This beautifully presented CHAIN FREE, one bedroom plus a loft room converted flat located in the heart of Winchmore Hill. The property offers 840sq ft of bright and airy living space over the first and second floors of this period property.

This property is ideally located within a moments walk from Winchmore Hill high street with a surplus of shops, cafes and restaurants. Ideal for commuters as Winchmore Hill mainline station to Moorgate is within walking distance of the property and is within easy reach of both the A10 & A406 providing excellent road links across the borough and into central London.

Secure communal entrance • Generous first floor landing • Spacious reception with sash windows and stripped wood floor • Fitted kitchen • Double bedroom • Modern bath/shower room • Spiral staircase to converted loft space • Office study area • Room with en-suite shower room • Gas central heating.

Remaining lease-980 years
Ground rent n/a
Service Charge-£900 p.a
Enfield Council Tax Band-C

- One double bedroom plus loft room
- Split level converted flat
- First and second floors
- Spacious living room
- Fitted Kitchen
- Two modern bath/shower rooms
- Gas central heating
- Close to Winchmore Hill Green and Mainline station

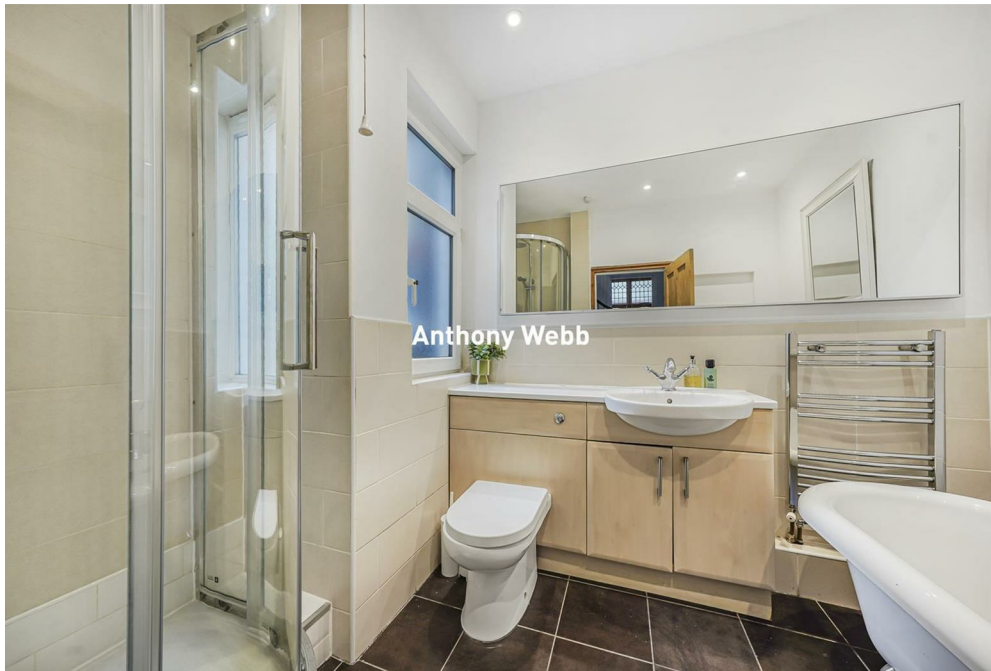




Anthony Webb



Anthony Webb



Anthony Webb



Anthony Webb

Compton Road Winchmore Hill N21 3NX

Compton Road, N21 3NX
Approximate Gross Internal Area = 92.3 sq m / 993 sq ft



Tenure: Leasehold - Share of Freehold
Gross Internal Area: 993.00 sq ft



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(50-80) C			
(35-68) D			
(20-54) E			
(11-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



First Floor

Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS