



JAKE CHARLES

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- Stunning Four-Bedroom Family Home
- Bespoke deVOL Kitchen With Premium Finishes
- Self-Contained Studio Outhouse
- Near The Green – boutique shops, cafés, pubs, and local amenities
- Fully Refurbished In 2021
- High-Quality Fixtures
- Short Walk to Winchmore Hill Station (Great Northern line to Moorgate)
- Loft Conversion
- Catchment Of Several Highly Regarded Primary And Secondary Schools

Asking price £1,100,000

# The Alders

London, N21



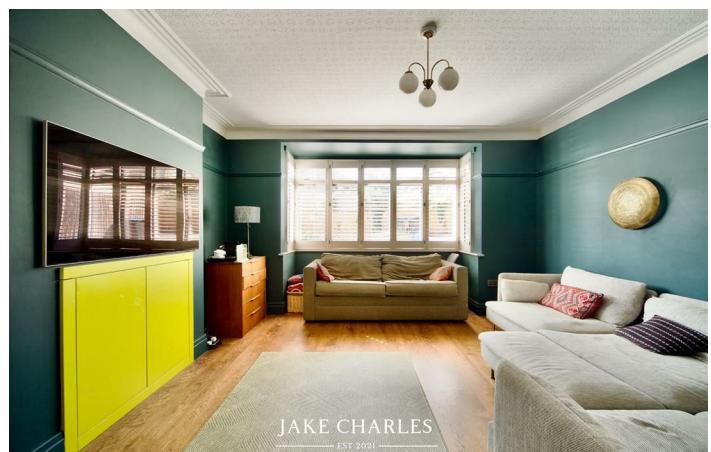
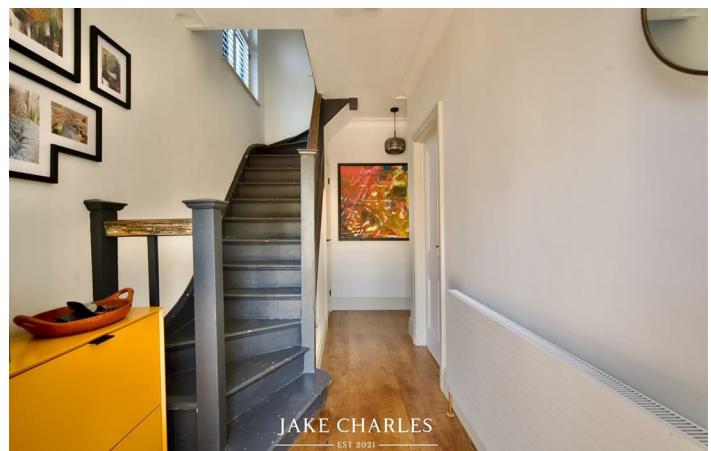
**\*\*UNEXPECTEDLY BACK TO MARKET\*\*** Jake Charles Property are proud to present this stunning four-bedroom family home, perfectly positioned on The Alders, a peaceful and highly sought-after road in the heart of Winchmore Hill, N21.

Fully refurbished in 2021 to an exceptional standard, the property features a modern boiler, new plumbing and electrics, replacement double glazing, and a bespoke deVOL kitchen with premium Crosswater and Grohe fixtures throughout. A luxurious loft conversion provides a spacious additional living area, while a self-contained studio outhouse with its own shower and WC offers ideal space for guests, extended family, home office or rental opportunity.

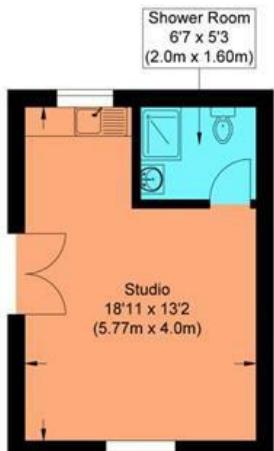
Located just a short walk from Winchmore Hill Station, outstanding local schools, The Green's vibrant cafes and boutiques, and the open green spaces of Grovelands Park, this is a true turnkey home in one of North London's most desirable neighborhoods.

Early viewing is highly recommended.

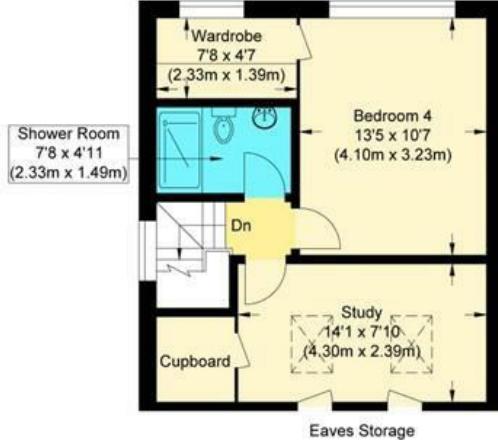




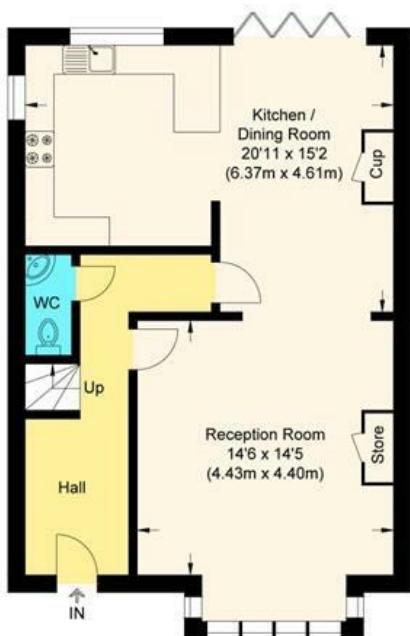
## Floor Plan



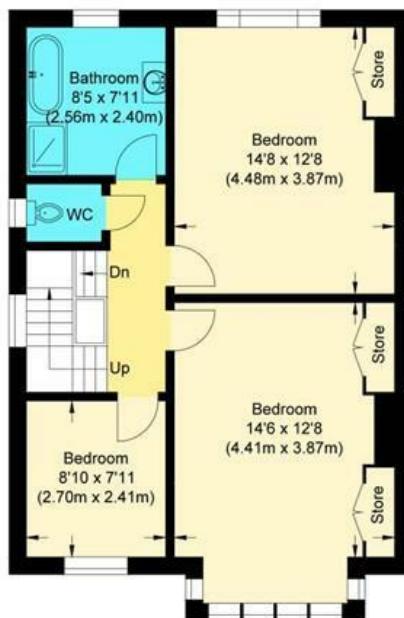
Studio



Top Floor



Ground Floor



First Floor

### The Alders

Approximate Gross Internal Floor Area : 158.60 sq m / 1707.15 sq ft

(Excluding Studio)

Studio Area : 23.10 sq m / 248.64 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	