



97 Barrowell Green, Winchmore Hill, London, N21
£329,995 Leasehold

Anthony Webb
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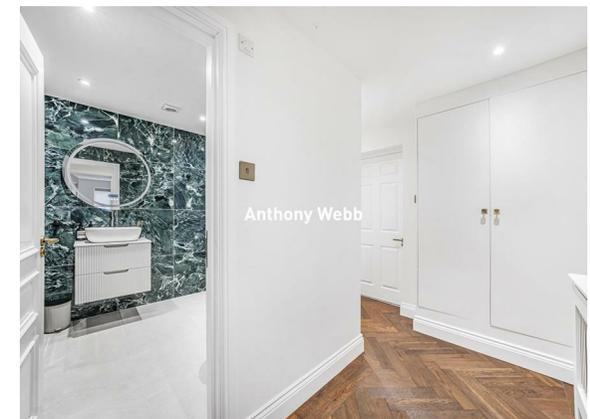
Stunning newly renovated one double bedroom apartment situated on the ground floor of this small 1990s purpose built block/development close to Winchmore Hills shops, restaurants, bus routes and mainline station into Moorgate.

Fir Tree Lodge is located on Barrowell Green and is well positioned for Green Lane's wealth of amenities including the Sainsbury's supermarket, Firs Farm wetlands and various green spaces.

Secure communal entrance with entry phone system • Hallway with built in storage and new wood herringbone parquet floor • Spacious Living/dining space with new wood herringbone parquet floor • Modern fitted kitchen with solid work surfaces and ceramic sink • Large double bedroom with floor to ceiling fitted wardrobes with LED lighting • Good size modern shower room • Double glazing installed 2023 • Gas central heating • Communal gardens • Ample communal parking facilities.

Enfield Council Tax Band C
Remaining lease - 90 Years
Service charge - £1870 per annum
Ground rent - £150 per annum

- Ground floor apartment
- One double bedroom
- Spacious living room
- Modern fitted kitchen
- Modern shower room
- Double glazed/gas central heating
- Allocated parking space
- Communal gardens





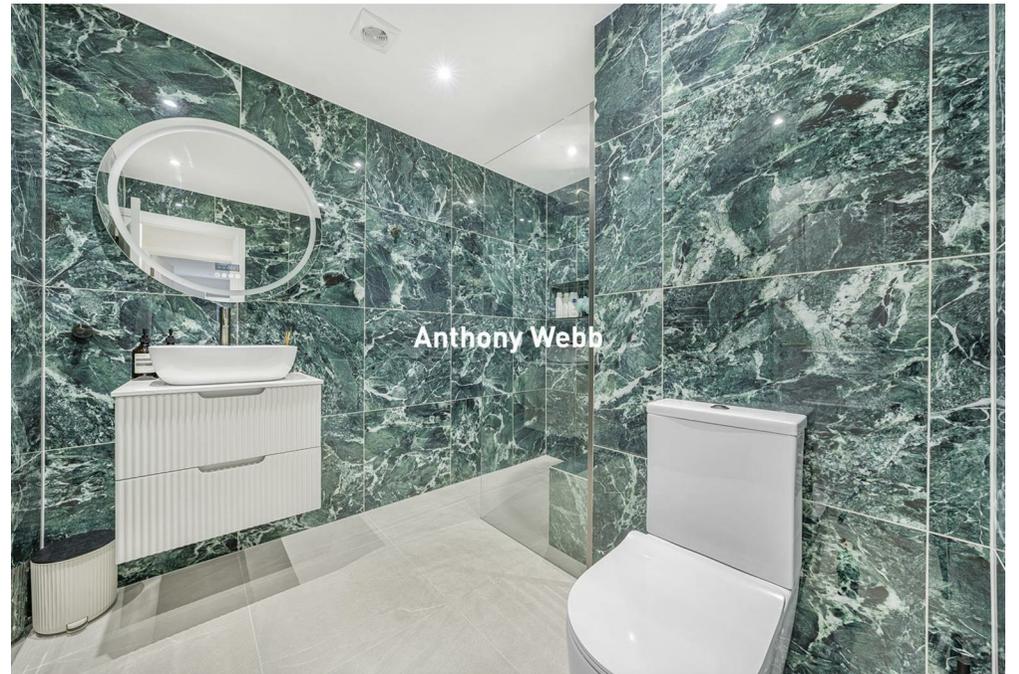
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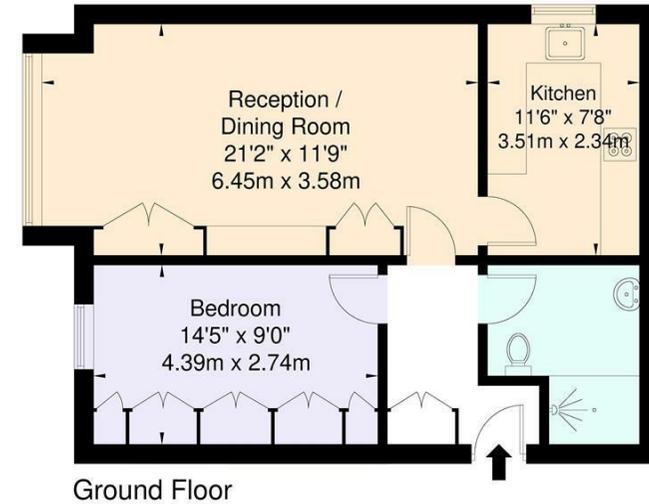
Fir Tree Lodge, Barrowell Green, N21 3AU
Approximate Gross Internal Area = 56.6 sq m / 609 sq ft



Tenure: Leasehold
Gross Internal Area: 609.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



For Illustration Purposes Only - Not To Scale

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

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