





Arlow Road, Winchmore Hill, London, N21

**£350,000**

Addison Townsend are pleased to offer this first floor period conversion flat situated in a sought after road within 0.5 mile of Winchmore Hill Green and mainline station, while also being within walking distance of Green Lanes that offers a range of shops, restaurants, supermarkets and local bus routes. With off street parking and large communal garden, the property offers two bedrooms, fitted kitchen, modern bathroom suite, lounge and long lease. The property also benefits from a large communal garden. The owners are offering the property Chain Free





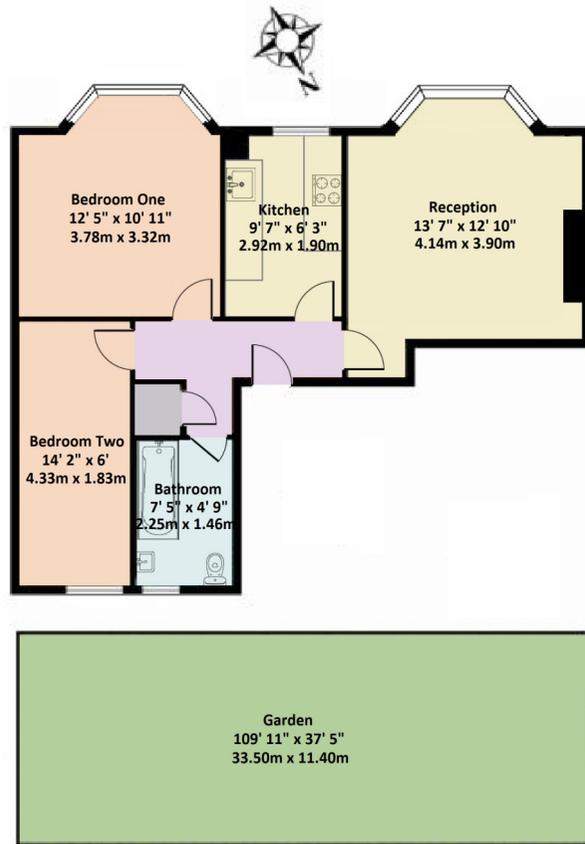
Tenure : Leasehold

Council Tax Banding : C

EPC C

Sq.Ft : 534





Approximate Gross Internal Area 534 sq ft - 49.6 sq m



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.



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/ternants are advised to recheck the measurements

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-84)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive	Directive
		70	78
Address: Arlow Road, LONDON, N21			



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