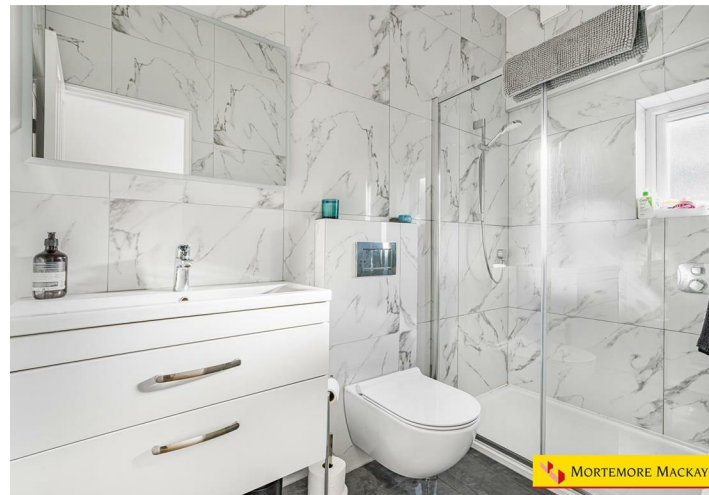




## WOODBERRY AVENUE, N21 3LG



### £550,000 Leasehold - Share of Freehold

- GROUND FLOOR PERIOD CONVERSION
- TWO BEDROOMS
- RECEPTION ROOM WITH PERIOD FIRELACE
- MODERN FITTED KITCHEN/DINER
- STYLISH SHOWER ROOM
- PRIVATE REAR GARDEN WITH SOUTHERLY ASPECT
- HIGH CEILINGS
- SHARE OF FREEHOLD

## Property Details

Positioned at the top and favourable end of the charming Woodberry Avenue in Winchmore Hill, this delightful ground floor maisonette offers a perfect blend of period charm and modern convenience. Converted from a classic period property, the flat boasts high ceilings that enhance the sense of space and light throughout.

Upon entering through your own front door, you are welcomed into a hallway that leads to an impressive reception room. This inviting space features a lovely bay window and a period fireplace, making it an ideal spot for relaxation or entertaining guests. The property comprises two well-proportioned bedrooms, both of which provide direct access to the private rear garden, allowing for a seamless indoor-outdoor living experience.

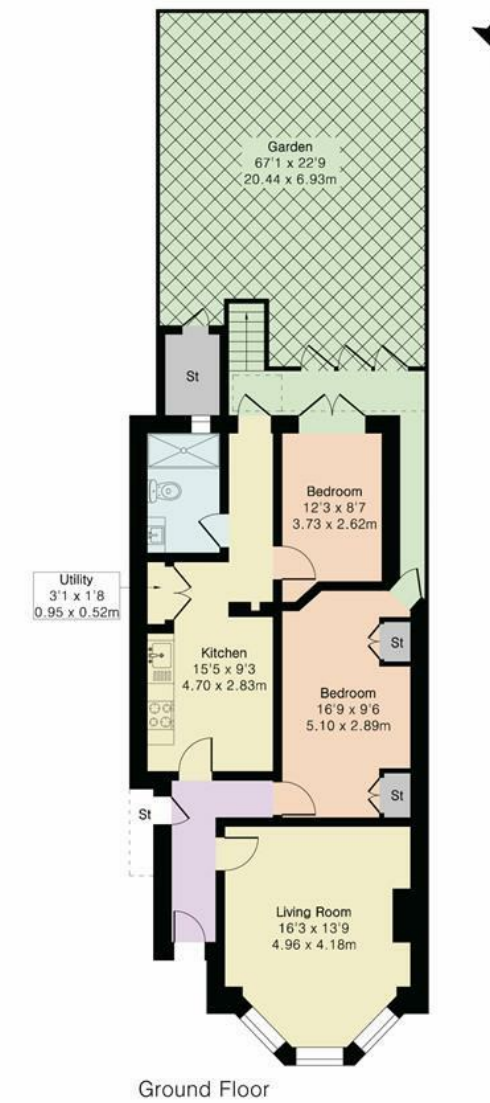
The modern fitted kitchen is designed with practicality in mind, complete with an eating area and a useful utility cupboard for added convenience and also has access to the garden. The recently remodelled shower room adds a contemporary touch to this charming home.

The private rear garden is a true highlight, accessible from both bedrooms and the kitchen. It features a raised decking area, perfect for al fresco dining, which steps down to a generous patio and a lush lawn area. With a southerly aspect, this outdoor space is bathed in sunlight, making it an ideal retreat for enjoying the warmer months.

Conveniently located close to Winchmore Hill station and the vibrant Green N21, with its array of coffee shops, restaurants, and local shops, this property offers both comfort and accessibility. This maisonette is a wonderful opportunity for those seeking a stylish and tranquil home in a sought-after area of London.



Approximate Gross Internal Area 792 sq ft - 74 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		75
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

