



## 104 GREEN DRAGON LANE, N21 2LY



**£625,000 Leasehold**

- CHAIN FREE
- 23'6 X 22'10 DUAL ASPECT LOUNGE
- 3 DOUBLE BEDROOMS
- FAMILY BATHROOM
- COMMUNAL GARDENS
- 1515 SQ/FT OF ACCOMMODATION
- KITCHEN
- ENSUITE TO MASTER
- 2 PARKING SPACES



Property Details

Located in the desirable Carrington Court on Green Dragon Lane, N21, this exceptionally spacious first floor apartment offers comfortable and flexible living in a sought-after Winchmore Hill location. The property is accessed via a smart communal entrance with a secure video entryphone system, and a lift conveniently serves all floors. Upon entering the flat, you are welcomed by a generous hallway with multiple built-in storage cupboards, ideal for coats, shoes, and general household essentials.

The bright and airy dual-aspect lounge and dining room is thoughtfully laid out to provide distinct areas for relaxing and entertaining, with natural light flooding in through the Juliet balcony overlooking the front. From here, there is direct access to a well-proportioned kitchen, which features a comprehensive range of wall and base units, ample worktop space, and room for a dining table—making it a practical and social space for both everyday living and entertaining guests.

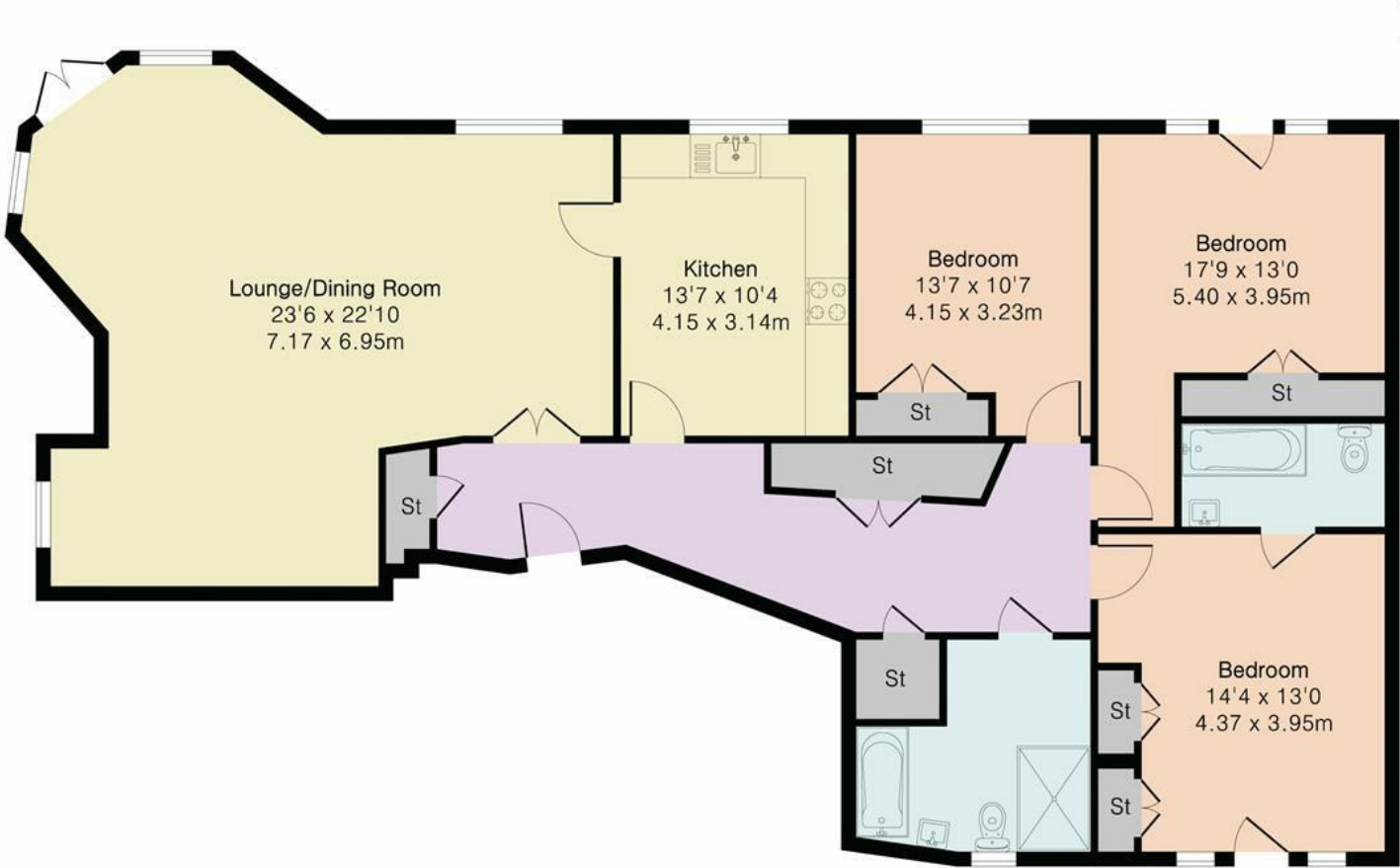
The apartment boasts three double bedrooms, providing plenty of space for family or visiting guests. The master bedroom benefits from an en-suite shower room, while the remaining two bedrooms are served by a modern family bathroom. Throughout, the apartment offers a sense of space, light, and well-planned living accommodation.

Externally, residents enjoy access to beautifully maintained communal gardens, offering tranquil green space to relax in, while the property further benefits from two allocated parking spaces located in a private car park accessed via secure electronic gates.

Carrington Court is ideally situated close to the vibrant amenities of Winchmore Hill, including boutique shops, cafes, restaurants, and popular local schools. The property is also conveniently positioned for transport links, with Winchmore Hill Station providing regular services into Moorgate, making it an ideal location for commuters.



Approximate Gross Internal Area 1515 sq ft - 141 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	81
England & Wales	EU Directive 2002/91/EC	

