



## 698 GREEN LANES, N21 3RF



### £445,000 Leasehold - Share of Freehold

- FIRST FLOOR APARTMENT WITHIN GATED DEVELOPMENT
- TWO BEDROOMS
- TWO BATHROOMS
- MODERN FITTED KITCHEN
- ALLOCATED PARKING SPACE
- OPEN PLAN RECEPTION ROOM/KITCHEN
- PRIVATE BALCONY
- LOFT SPACE FOR STORAGE



Property Details

Nestled in the heart of London, this charming first-floor apartment at 698 Green Lanes offers a delightful blend of modern living and convenience. Situated within a secure gated development, this property boasts two well-proportioned bedrooms, including a master suite with an ensuite bathroom, ensuring comfort and privacy for its residents. An additional benefit is the access to a loft ideal for storage.

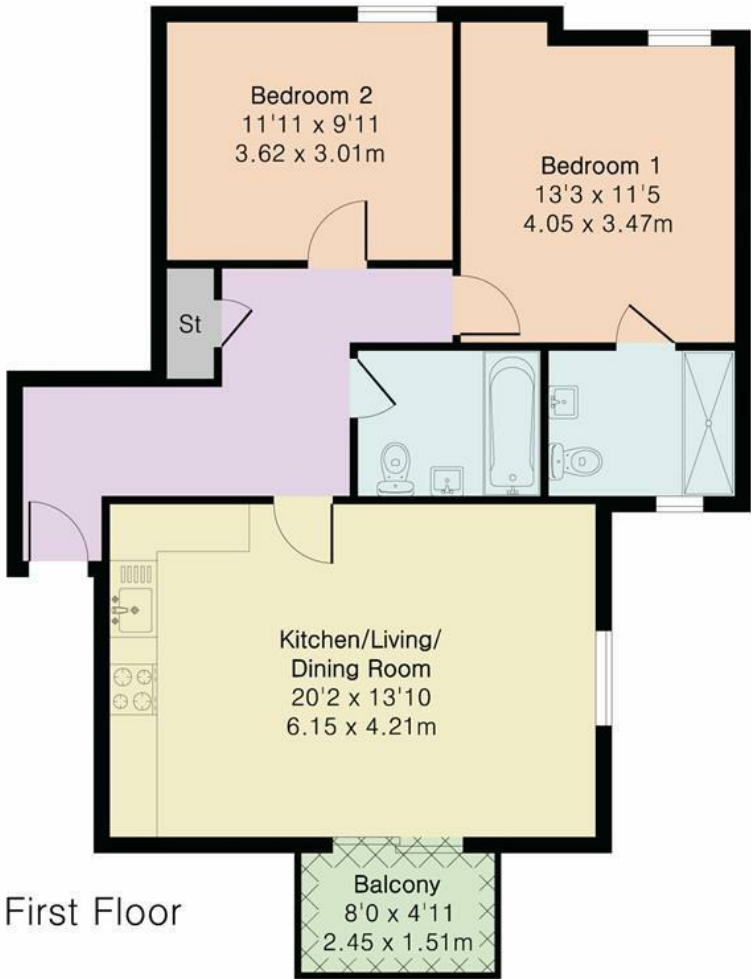
The open-plan reception room and kitchen create a spacious and inviting atmosphere, perfect for both relaxation and entertaining. The kitchen is fitted with contemporary units, providing a stylish and functional space for culinary enthusiasts. From the reception area, you can step out onto your own private balcony, an ideal spot for enjoying a morning coffee or unwinding after a long day.

This apartment also includes the added benefit of an allocated parking space, a rare find in London, making it easier for you to navigate the city. The location is superb, with Sainsbury's and Waitrose just a stone's throw away, alongside a variety of shops, restaurants, and cafes to explore. For those who commute, Winchmore Hill Station is conveniently close, providing excellent transport links to the wider city.

This property is perfect for individuals or couples seeking a modern lifestyle in a vibrant area. With its appealing features and prime location, this apartment is not to be missed.



Approximate Gross Internal Area 778 sq ft - 72 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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	80	80
(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	

