25 Woodberry Avenue, London, N21 3LE

£450,000

Lanes
ESTATE AGENTS

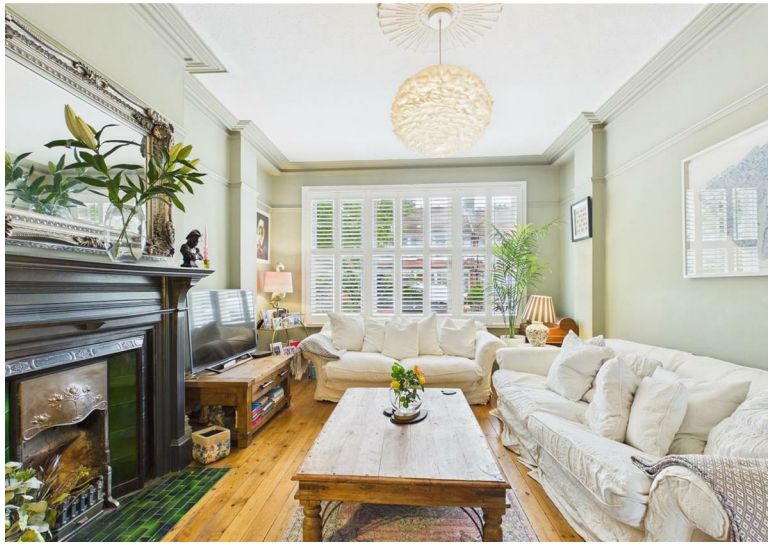
25 Woodberry Avenue, London, N21 3LE

Nestled on the charming Woodberry Avenue in London, this delightful one-bedroom conversion offers a perfect blend of comfort and convenience. Ideal for individuals or couples, the property features a spacious reception room that welcomes you with warmth and light, creating an inviting atmosphere for relaxation or entertaining guests.

The bedroom provides a peaceful retreat, while the bathroom ensures all your needs are met. One of the standout features of this home is the large private rear garden, a rare find in urban settings, offering a tranquil outdoor space for gardening, al fresco dining, or simply enjoying the fresh air.

For those with a vehicle, the property includes a driveway, providing off-street parking for one car, which is a significant advantage in this bustling city. With an impressive 985 years remaining on the lease, you can enjoy long-term security in your new home.

This ground floor conversion is not only practical but also perfectly situated to take advantage of the local amenities and transport links that London has to offer. Whether you are looking to make this your first home or an investment opportunity, this property on Woodberry Avenue is a wonderful choice that combines modern living with the charm of a traditional terraced house. Don’t miss the chance to make it yours.



Hallway

Lounge	16'11" x 12'10" (5.16m x 3.91m)
Kitchen	11'0" x 9'0" (3.35m x 2.74m)
Bedroom	14'6" x 8'7" (4.42m x 2.62m)
Lobby	3'11" x 2'10" (1.19m x 0.86m)
Shower Room	7'10" x 5'2" (2.39m x 1.57m)

Restricted Head Height

Front Garden
Driveway with EV charging point

Rear Garden
South Facing

Lanes Estate Agent Enfield Reference Number
ET5333/AX/AX/AX/110526

Approximate total area(1)
52.1 m²
561 ft²

Reduced headroom
1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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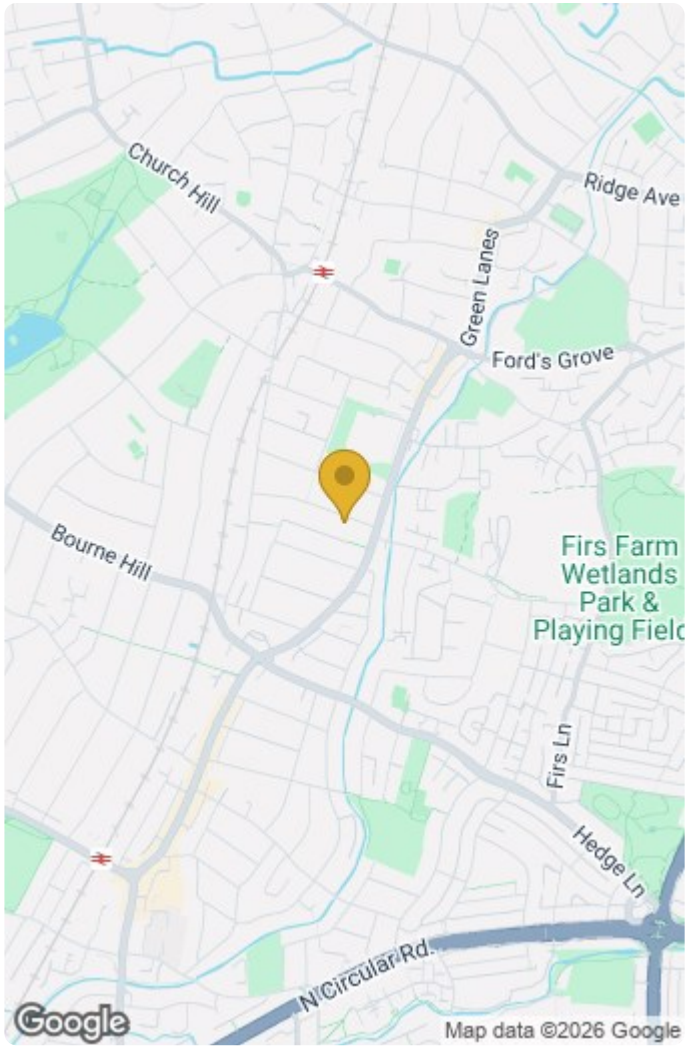

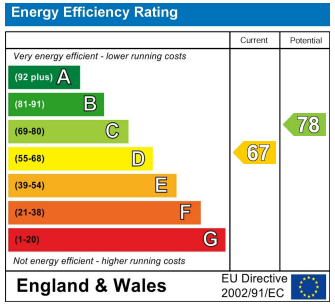

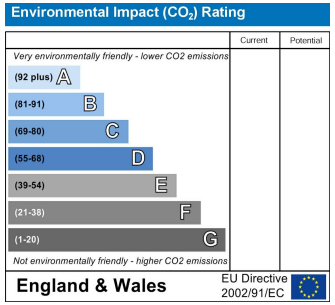

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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