



FOR SALE

Lanes
ESTATE AGENTS

lanesproperty.co.uk

020 8342 0101

121 Hoppers Road, London, N21 3LP

Offers Over £780,000

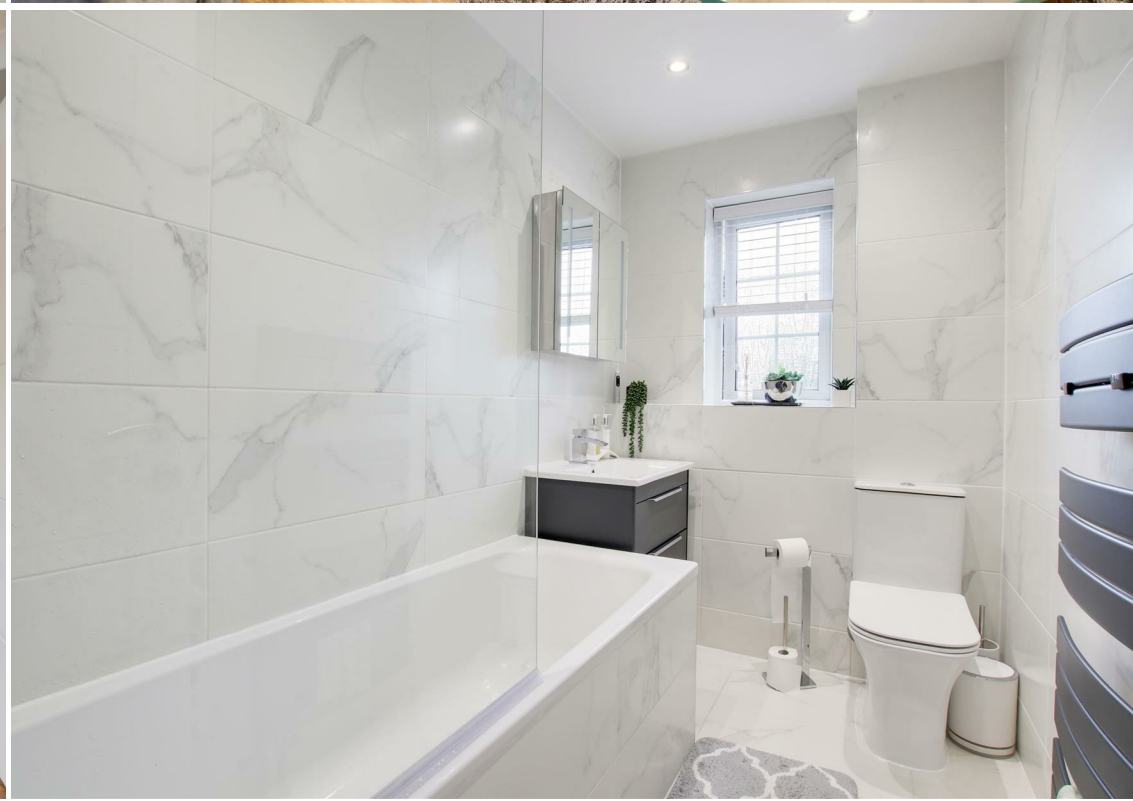
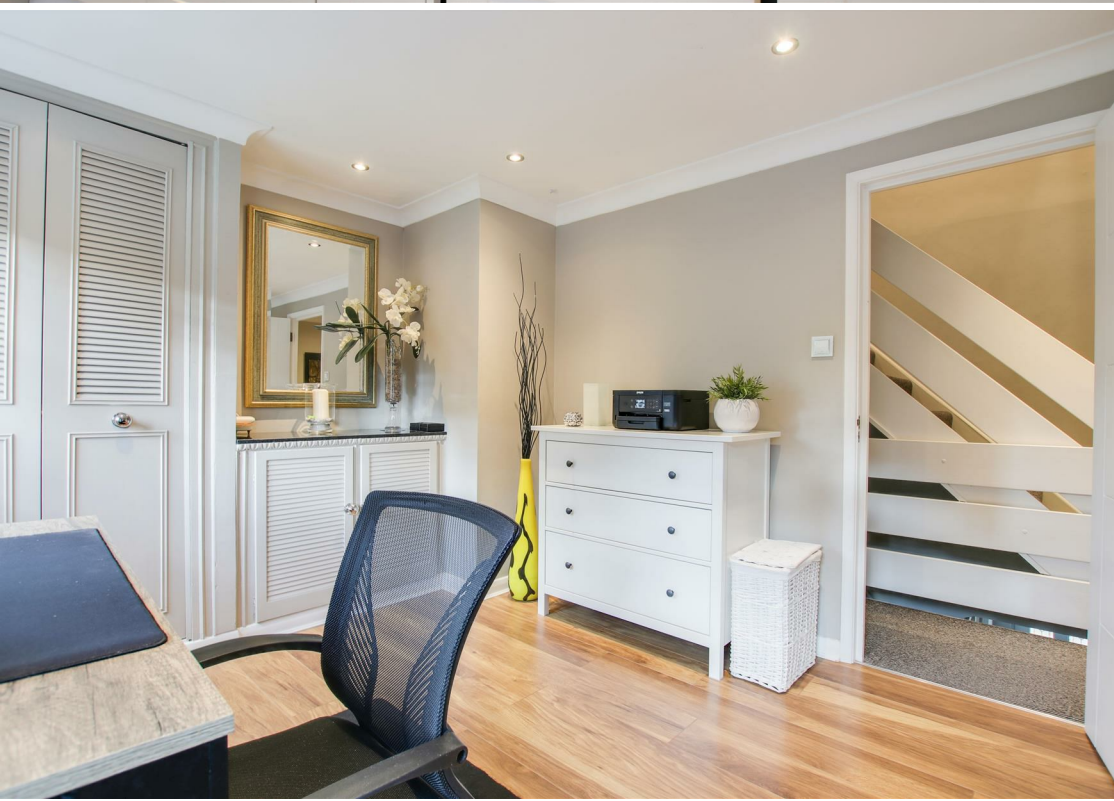
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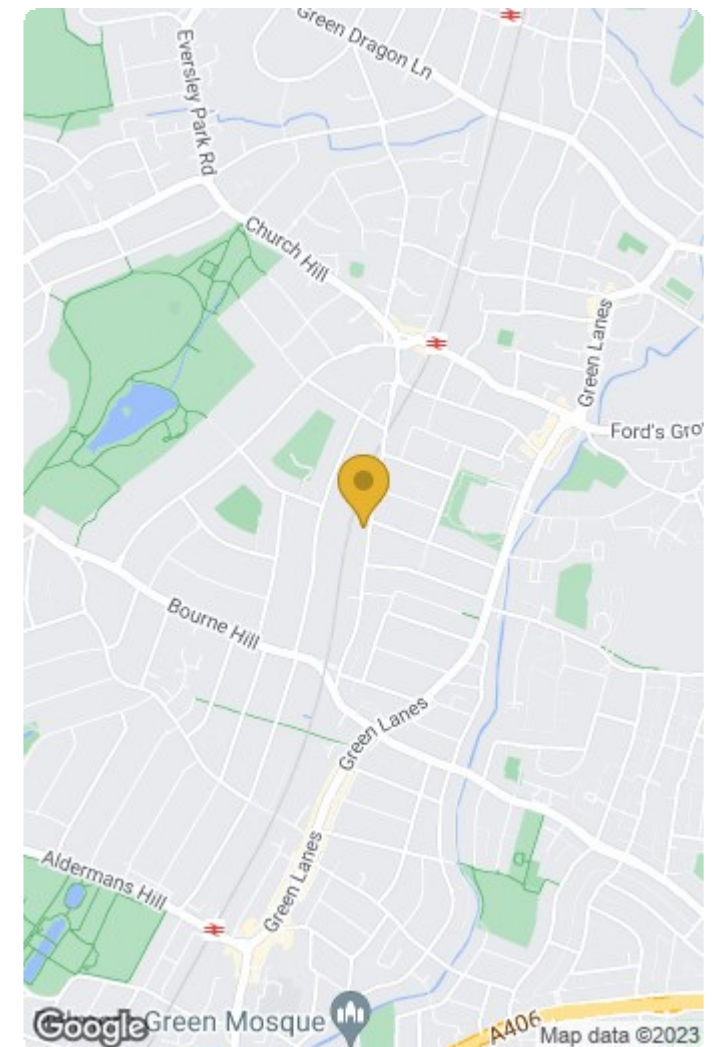
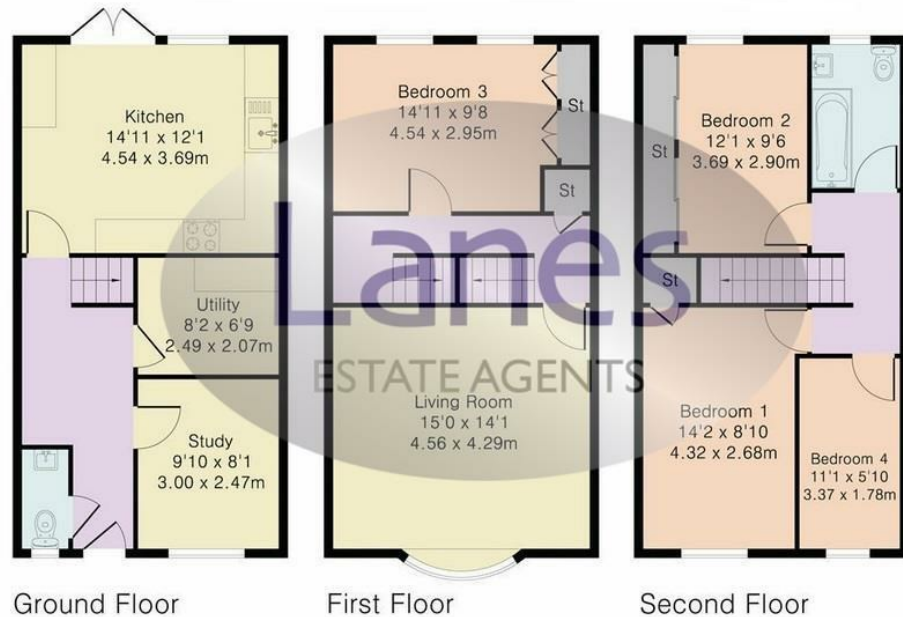
Lanes are delighted to offer this FOUR-bedroom townhouse is the IDEAL family home, recently REFURBISHED this property boasts many UNIQUE features, recently refurbished bathrooms, KITCHEN DINER downstairs and SEPARATE living room on the first floor. This townhouse has a separate study area and parking to the front. Located within this sought-after residential area, this property is only a SHORT distance from Winchmore Hill Station and local amenities. Do not miss out on this FANTASTIC FIND!



Study	9'1 x 8'1 (2.77m x 2.46m)
Utility	6'9 x 8'2
Kitchen	14'11 x 12'1 (4.55m x 3.68m)
Living Room	15 x 14'1 (4.57m x 4.29m)
Bedroom 3	14'11 x 9'8 (4.55m x 2.95m)
Bedroom 2	12'1 x 9'6 (3.68m x 2.90m)
Bedroom 1	14'2 x 8'1 (4.32m x 2.46m)
Bedroom 4	11'1 x 5'1 (3.38m x 1.55m)







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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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