



10 Viga Road, London, N21 1HJ
Offers In Excess Of £1,100,000

Lanes
ESTATE AGENTS

10 Viga Road, London, N21 1HJ

A truly magnificent 4 BEDROOM Family Home, in arguably one of the most desirable roads in WINCHMORE HILL - N21, this is seriously a property in demand, current owner has enjoyed this property for over 50 YEARS! Fully refurbished throughout, this property also has a GARAGE to the rear, and a STUNNING garden. Two separate reception rooms, separate utility room, downstairs w/c, HUGE potential to extend to the rear and in the loft.

CALL LANES TO BOOK YOUR APPOINTMENT - 020 8342 0101



LOBBY

DINING ROOM

DOWNSTAIRS W/C

LIVING ROOM

UTILITY ROOM

KITCHEN

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

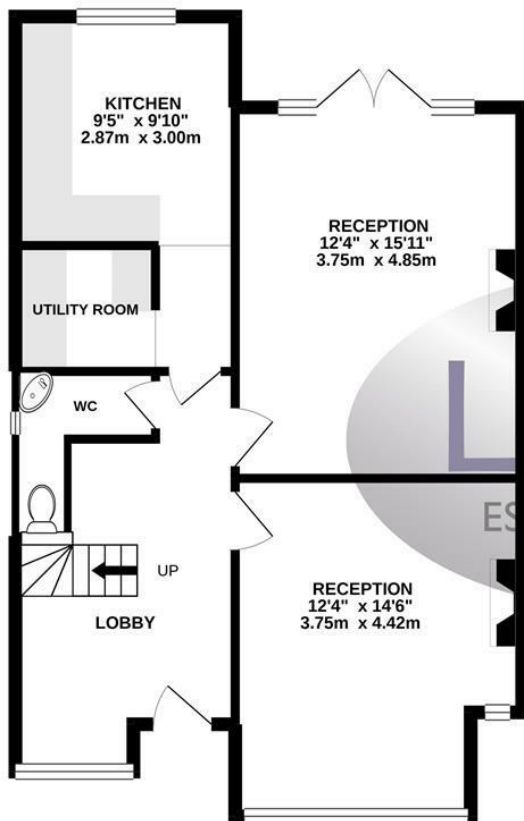
SHOWER ROOM

W/C

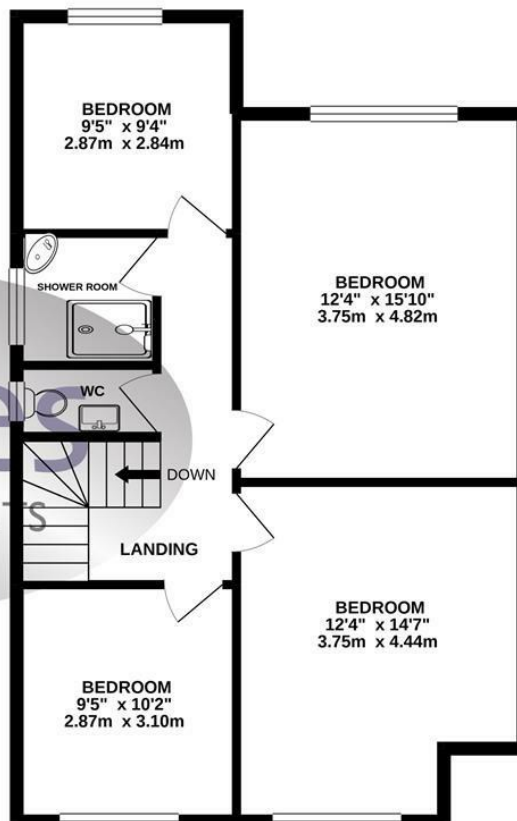




GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 1340 sq.ft. (124.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		81	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			94
(81-91) B			
(69-80) C		71	
(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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