

794 Green Lanes, Winchmore Hill

£395,000

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- Secure Entry One Bedroom Apartment with Private Balcony
- Modern, High Specification Development on Green Lanes
- Open Plan Kitchen/Diner and Living Room Area
- 995 Year Lease
- Parking Available
- Close to Amenities and Public Transport
- Air Ventilation System throughout
- Full Length Triple Glazed Windows and Balcony Door
- 6 Years Remaining of a 10 Year NHBC Building Warranty

For more images of this property please visit havilands.co.uk

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Havilands are delighted to present this high specification, one bedroom, balcony apartment within a modern 4 year old development on Green Lanes.

Fifth floor with a river view, secure entry to an open plan, high specification kitchen/diner with built in appliances. Through to bright and spacious living room area with east facing, private balcony and views over green vista. There is a double bedroom with built in wardrobes and modern family bathroom. There is also ample storage with 2 separate storage areas and the property is triple glazed and features an air ventilation system throughout.

The property also benefits from and long lease and 6 years remaining of a 10 year NHBC building warranty.

Located on vibrant Green Lanes, just a stones throw from cafes, restaurants and shops. Plus excellent transport links close by, including Winchmore Hill National Rail Station, 5 minutes walk away (Moorgate 30 mins).

Parking also available. Viewing highly recommended.

Leasehold Information:-

Tenure: Leasehold

Lease Remaining: 995 years

Service Charge: £160pcm

Ground Rent £0

Council Tax Band: D - (2026/27 £2,267.67)

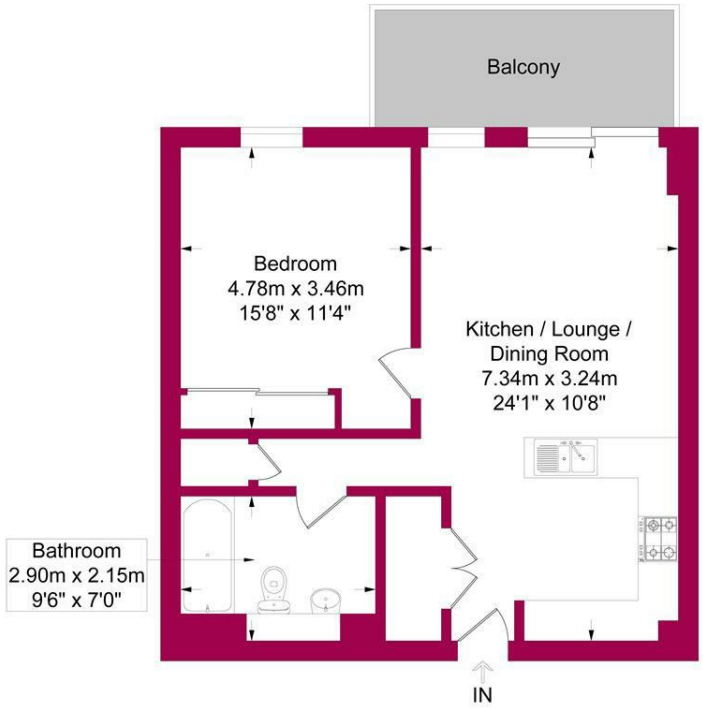
EPC: Currently 89(B); Potential 89(B)

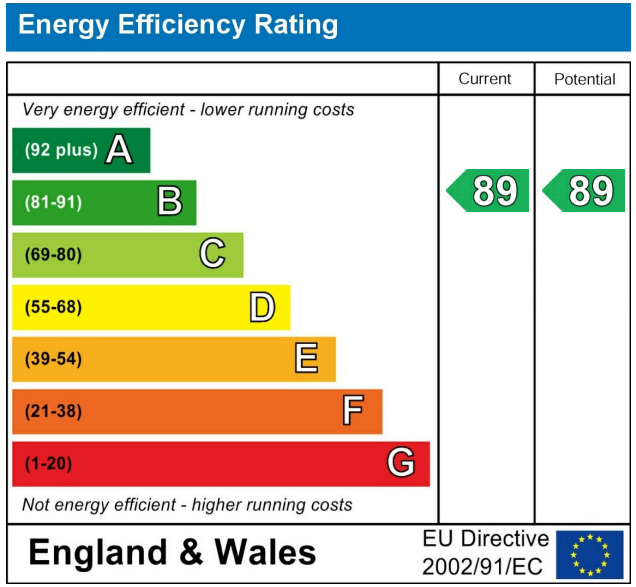
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City House, N21 **Approximate Gross Internal Area** = 588 sq ft / 54.6 sq m





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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

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