



Woodberry Avenue, London

£485,000

Havilands

the advantage of experience



- 1 bed Edwardian garden flat
- 80ft south-facing garden
- Off street parking for 1
- Share of Freehold
- 900 + year lease
- Walking distance to The Green
- Close to mainline station (29 mins Moorgate)
- Potential to make into 2 bed (STPP)
- Chain free
- EPC Rating: 71/C; potentially 78/C

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



Havilands present this spacious ground floor 1 bed Edwardian conversion benefiting from an 80ft south-facing garden, parking space and potential to extend to a 2 bed (subject to planning permission). The front lounge/diner has a large bay window, feature fireplace and period skirting, cornicing, stripped flooring and high ceilings. The bedroom also has high ceilings but also benefits from patio doors which lead to the patio and garden. There is a fully fitted kitchen, bathroom and brick built storage outside. The flat comes with 1 parking space on the driveway, share of freehold and is within easy reach of Winchmore Hill Green, with it's pubs, restaurants, cafes and mainline station (29 mins to Moorgate). Offered Chain Free.

Tenure: Leasehold/Share of Freehold

Lease Remaining: 900 years

Building insurance £300-£400 pa

Council Tax Band: C

Energy Efficiency Rating: 71/C; potentially 78/C

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROSS INTERNAL AREA (GIA)
The footprint of the property
61.25 sqm / 659.29 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, restricted head height
55.95 sqm / 602.24 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Unlit use area under 1.5 m
2.10 sqm / 22.60 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 38 RESIDENTIAL: 61.07 sqm / 657.35 sqft
AREA 38 RESIDENTIAL: 59.29 sqm / 637.43 sqft
APR 10: 61791120ec686a9e655906c60

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come by and meet the team
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