



Radcliffe Road, London

Offers In Excess Of £550,000

Havilands

the advantage of experience



- CHAIN FREE
- 3 Double Bed, 2 Bath
- Split Level Duplex with Own Front Door
- Private Garden/Parking Space
- Hardwood Double Glazed Sash Windows
- En-Suite and Built In Cupboards to Master Bedroom
- Great Natural Light Throughout
- Ideally Located for Green Lanes Shops and Amenities
- EPC: 80/C; potential 80/C

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



Havilands are delighted to present this CHAIN FREE, 3 double bedroom, 2 bath, period conversion. Newly renovated to a very high standard, this split level duplex is spread across the first and second floor. Own front door with stairs leading to first floor where you will find the first 2 double bedrooms, a modern family bathroom and spacious open plan kitchen/lounge/diner. The modern fitted kitchen includes integrated appliances. Stairs up to the second floor leads to the master bedroom, en-suite and 3 built in cupboards. The property offers great natural light throughout with hardwood double glazed sash windows. Outside there is side access to a private, paved garden extending 57ft. Can be used as off street parking if preferred. There is a new 250 year lease and peppercorn ground rent. Ideally located for all shops and amenities of Green Lanes and close to Winchmore Hill's several outstanding schools. Winchmore Hill Green and Train Station (Moorgate 30 minutes) are just a few minutes walk.

Tenure: Leasehold

Lease: 250

Ground Rent: £0

Service Charge: £0

Council Tax Band: D (£2,065.48)

EPC Rating: 80/C; potential 80/C

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Approximate Gross Internal Area 1070 sq ft – 99 sq m
 First Floor Area 710 sq ft – 66 sq m
 Second Floor Area 360 sq ft – 33 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(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	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 come by and meet the team
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