



Barrowell Green, London

£475,000

Havilands

the advantage of experience



- Share of Freehold
- Patio garden
- Ground floor flat
- Luxury 3 bed, 2 bath



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This 3 bedroom, 2 bathroom, ground floor luxury flat offers quiet, secure living within this smart development in Winchmore Hill. There is allocated parking with entry phone system and is the perfect base for the busy professional being equidistant from the mainline station at Winchmore Hill (30 mins to Moorgate) & Palmers Green station. Offering contemporary high gloss kitchens, luxury bathroom and en-suite to master & patio doors leading to private patio area from the lounge - ideal for BBQs and entertaining friends. This flat benefits from a Share of Freehold. Viewing highly recommended.

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GROSS INTERNAL AREA (GIA)
The footprint of the property
80.94 sqm / 871.23 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered balconies
76.07 sqm / 818.81 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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.

IPMS 3B RESIDENTIAL 81.40 sqm / 876.18 sqft
IPMS 3C RESIDENTIAL 76.58 sqm / 829.61 sqft
SPEC ID: 6081c1a2f0f1c0dd112cc0a

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come by and meet the team
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