



**Cosgrove Close, Winchmore Hill, London, N21**  
**Offers In Excess Of £300,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# Cosgrove Close, Winchmore Hill, London, N21

Ideal for first time buyers or buy to let investors. A well presented two bedroom, two reception, apartment located on the second floor of this 1988 built development with parking space and garage.

Cosgrove Close is located off Barrowell Green and is within easy walking distance of Winchmore Hill shops, restaurants, bus routes and mainline station into Moorgate. The property has a large green space nearby and is a short walk to Firs Lane Wetland park and public tennis courts. Highfield primary school and Winchmore secondary school are also within a short walk.

Secure communal entrance • Hallway with access to loft space • Living room with large skylight • Dining room • Fitted kitchen • Bathroom • One double bedroom • One single bedroom • Double glazing • Gas central heating • Garage with parking space in front • Communal gardens.

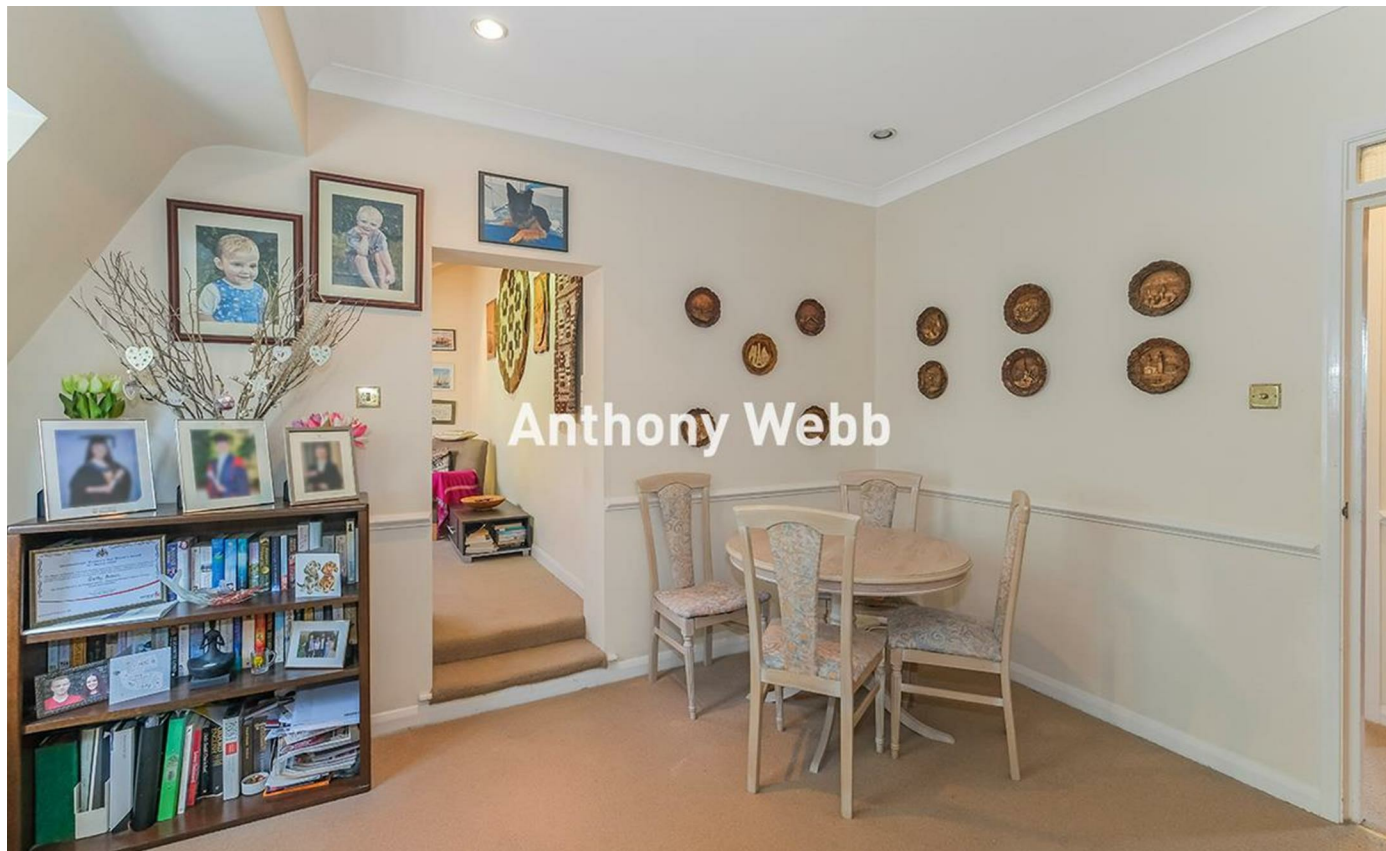
Lease remaining -87 years-lease extension quote is available.

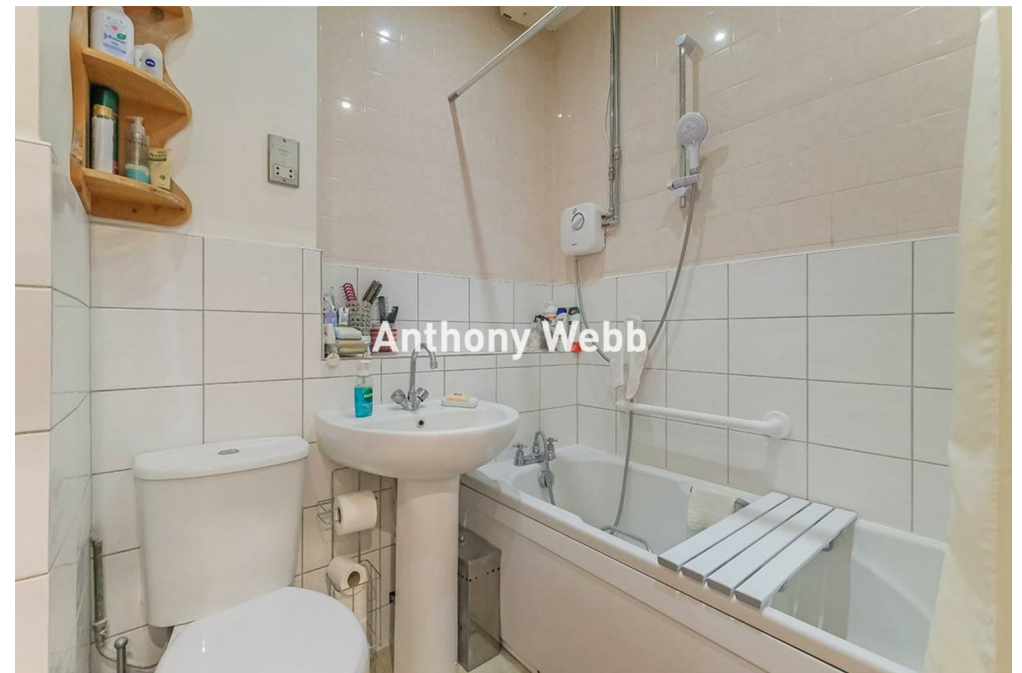
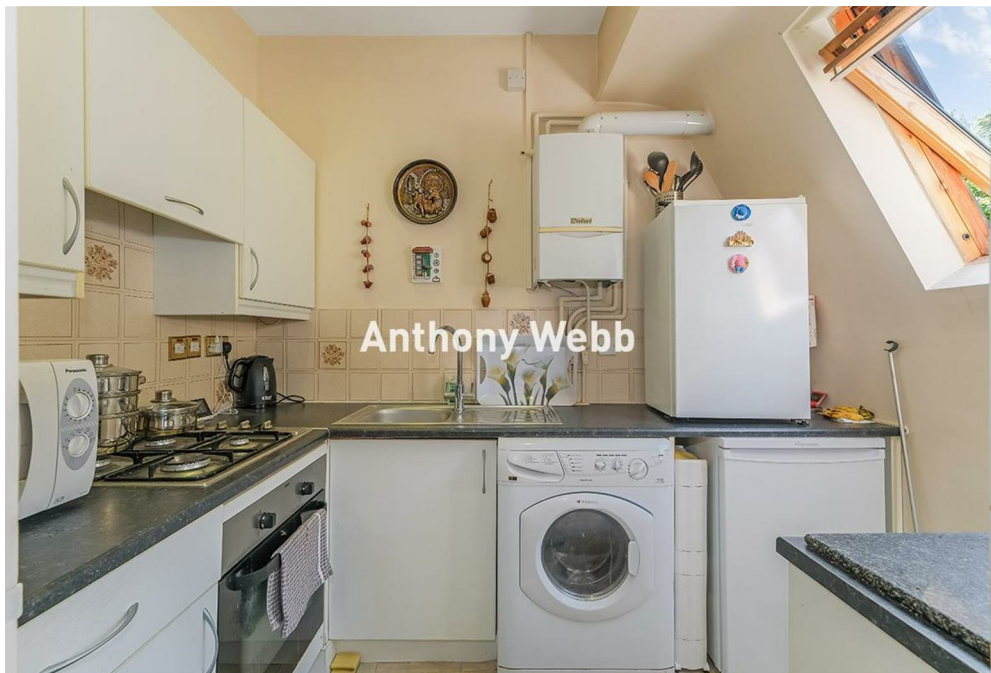
Service charges-£1650 p.a

Ground rent-£120 p.a

Enfield Council Tax Band B

- Two bedrooms
- Second floor apartment
- Living room
- Dining room
- Bathroom
- Double glazing/gas central heating
- Secure communal entrance
- Garage and parking space



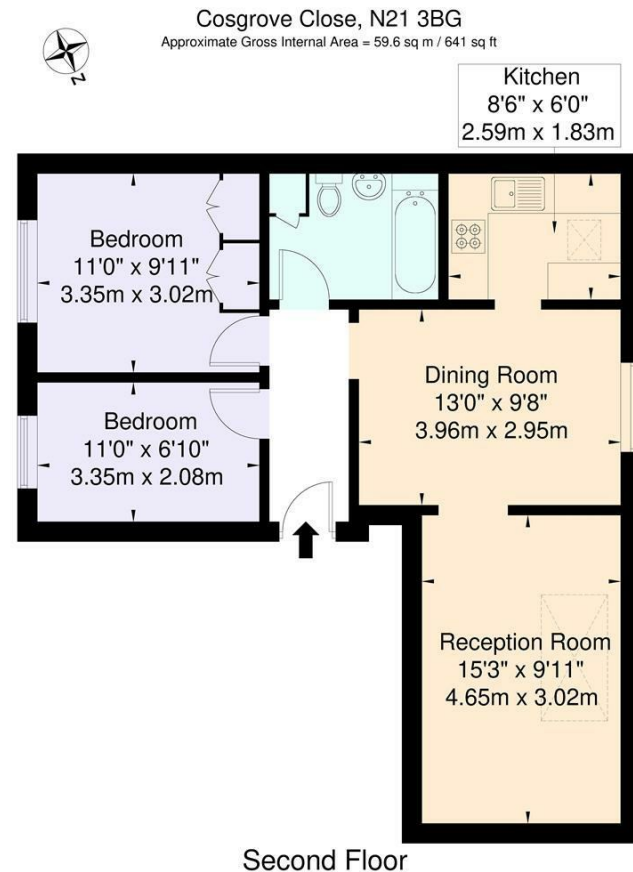


# Cosgrove Close Winchmore Hill London N21 3BG

Tenure: Leasehold  
Gross Internal Area: 641.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	73
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

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