



Anthony Webb

FOR SALE
Anthony Webb
ESTATE AGENTS
8882 7000
FIRST FLOOR FLAT

P
Resident
permit
holders
only
Mon - Fri
10.30 - 11.30 am

Compton Road, Winchmore Hill, N21
Chain Free £425,000 Leasehold - Share of Freehold

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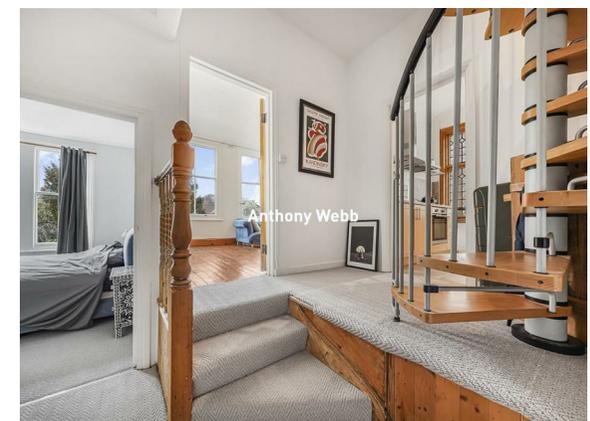
This beautifully presented CHAIN FREE, one/two bedroom converted flat located in the heart of Winchmore Hill. The property offers 840sq ft of bright and airy living space over the first and second floors of this period property.

This property is ideally located within a moments walk from Winchmore Hill high street with a surplus of shops, cafes and restaurants. Ideal for commuters as Winchmore Hill mainline station to Moorgate is within walking distance of the property and is within easy reach of both the A10 & A406 providing excellent road links across the borough and into central London.

Secure communal entrance • Generous first floor landing • Spacious reception with sash windows and stripped wood floor • Fitted kitchen • Double bedroom • Modern bath/shower room • Spiral staircase to converted loft space • Office study area • Bedroom with en-suite shower room • Gas central heating.

Remaining lease-980 years
Ground rent n/a
Service Charge-£900 p.a
Enfield Council Tax Band-C

- 1/2 bedrooms
- Edwardian converted flat
- Spacious reception
- Fitted Kitchen
- Two modern bath/shower rooms
- Close to Winchmore Hill Green and Mainline station

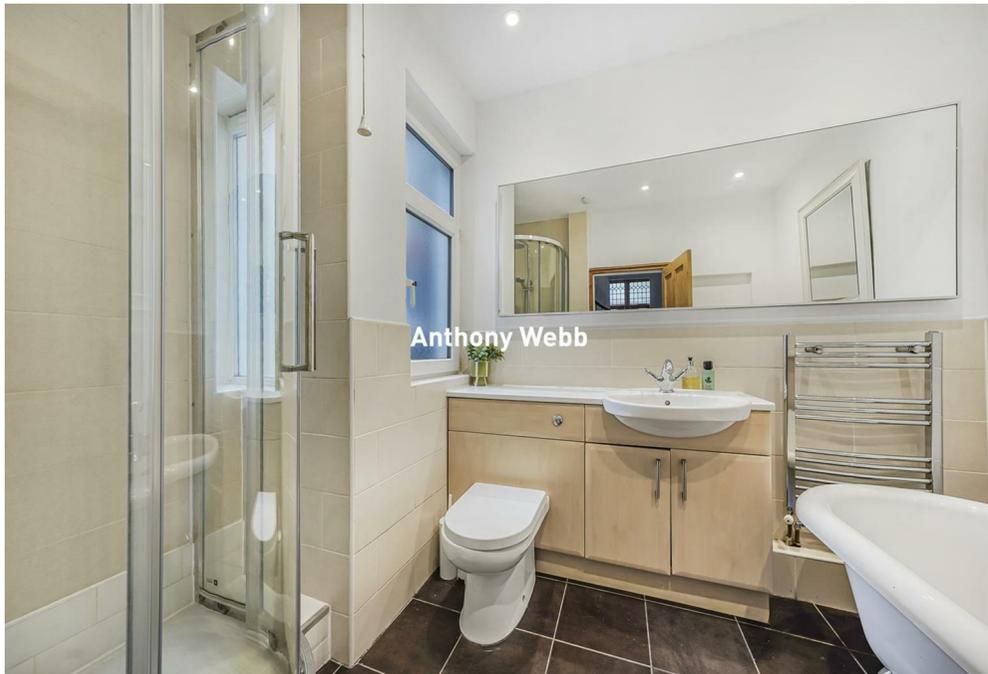




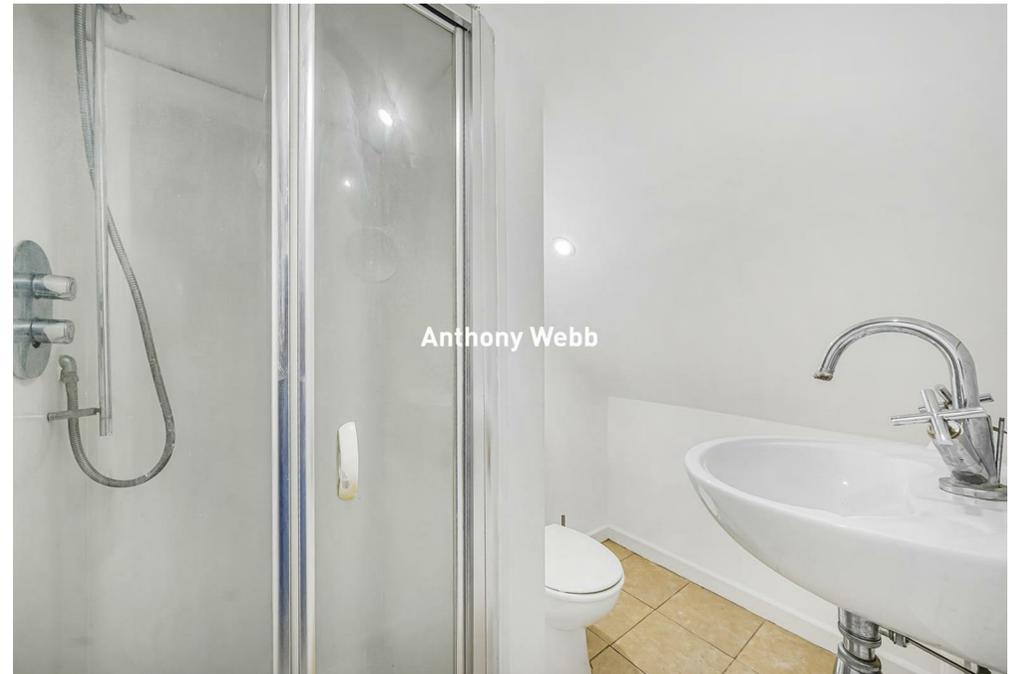
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Compton Road Winchmore Hill N21 3NX

Compton Road, N21 3NX
Approximate Gross Internal Area = 92.3 sq m / 993 sq ft



Tenure: Leasehold - Share of Freehold
Gross Internal Area: 840.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(50-80) C			
(35-68) D			
(20-54) E			
(11-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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