



**Beverley Close, Winchmore Hill, London, N21**  
**Chain Free £399,995 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# Beverley Close, Winchmore Hill, London, N21

Well presented two bedroom ground floor maisonette with own front door, garage and rear garden located in a quiet residential cul de sac.

Beverley Close is located off Farm Road and is within easy walking distance to Winchmore Hill's, shops, restaurants, bus routes and mainline station into Moorgate. The property is within easy walking distance of Firs Farm Wetlands and Winchmore Hill sports ground and has several good schools nearby.

Own front door • Hallway with laminate floor and large storage cupboard • Spacious living room with feature fireplace and bay window • Modern kitchen with door to side return and garden • Modern bathroom • Double glazing • Gas central heating • Garage en-bloc • Private rear garden.

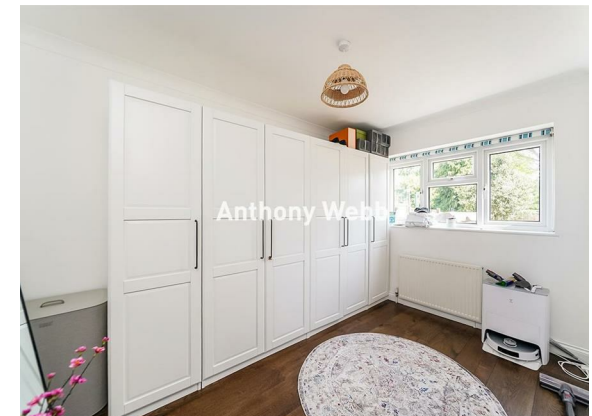
The property is offered with a remaining lease of 126 years.

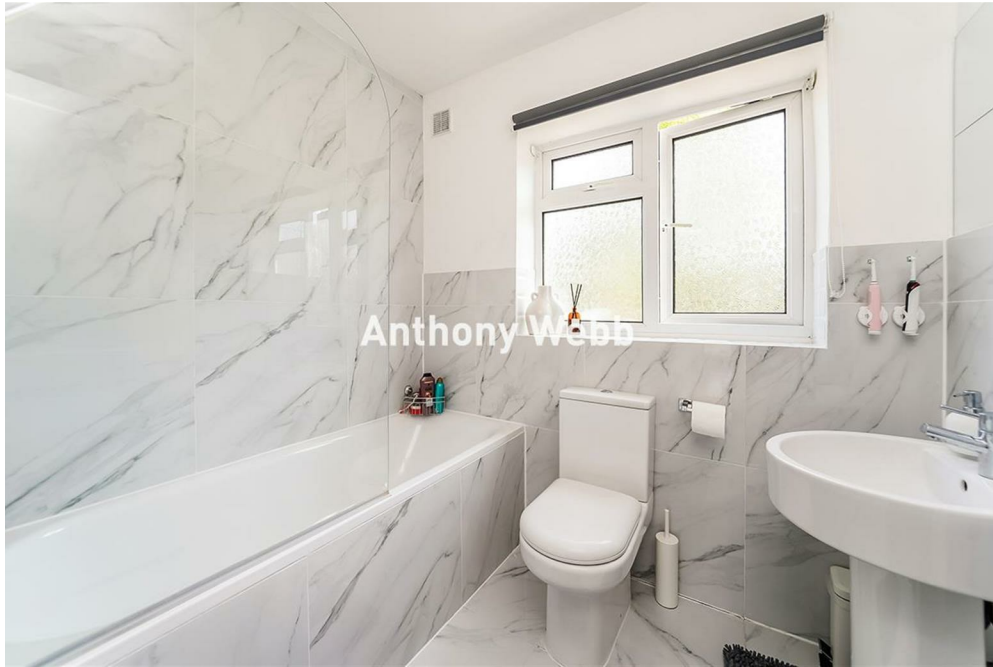
No service charges

No ground rent

Council Tax band D

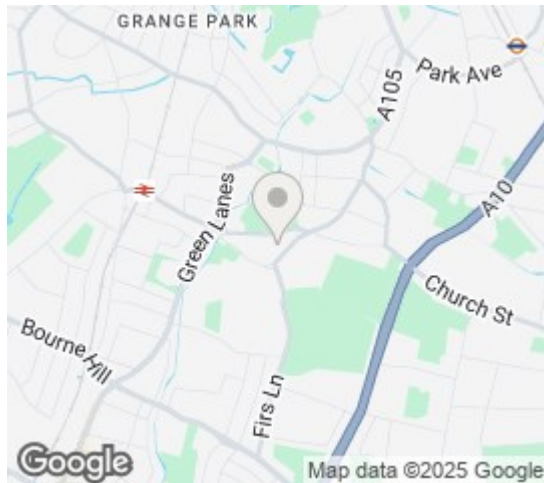
- Two bedrooms
- Ground floor maisonette
- Living room
- Modern kitchen
- Modern bathroom
- Double glazing/gas central heating
- Garage en-bloc
- Large private rear garden



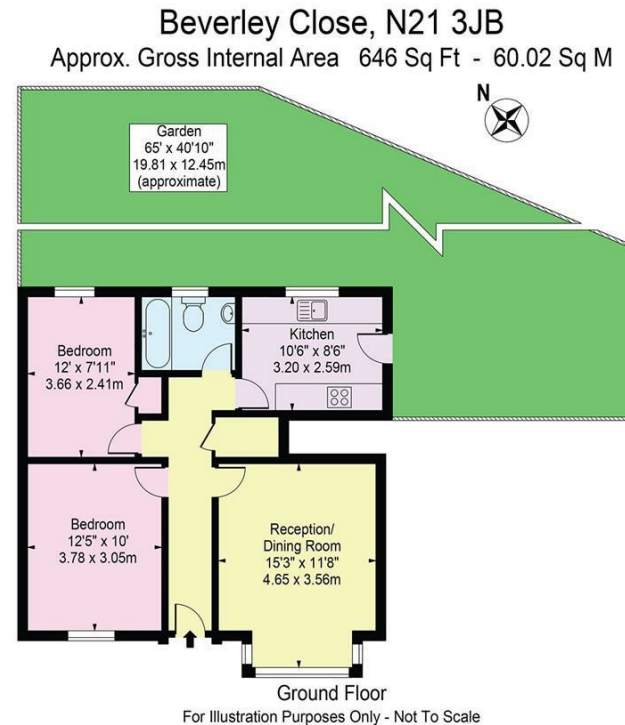


# Beverley Close Winchmore Hill London N21 3JB

Tenure: Leasehold  
Gross Internal Area: 646.00 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		68	77
(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			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-38) D			
(1-14) E			
(1-14) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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