



97 Barrowell Green, Winchmore Hill, London, N21  
£329,995 Leasehold

**Anthony Webb**  
ESTATE AGENTS

# 97 Barrowell Green, Winchmore Hill, London, N21

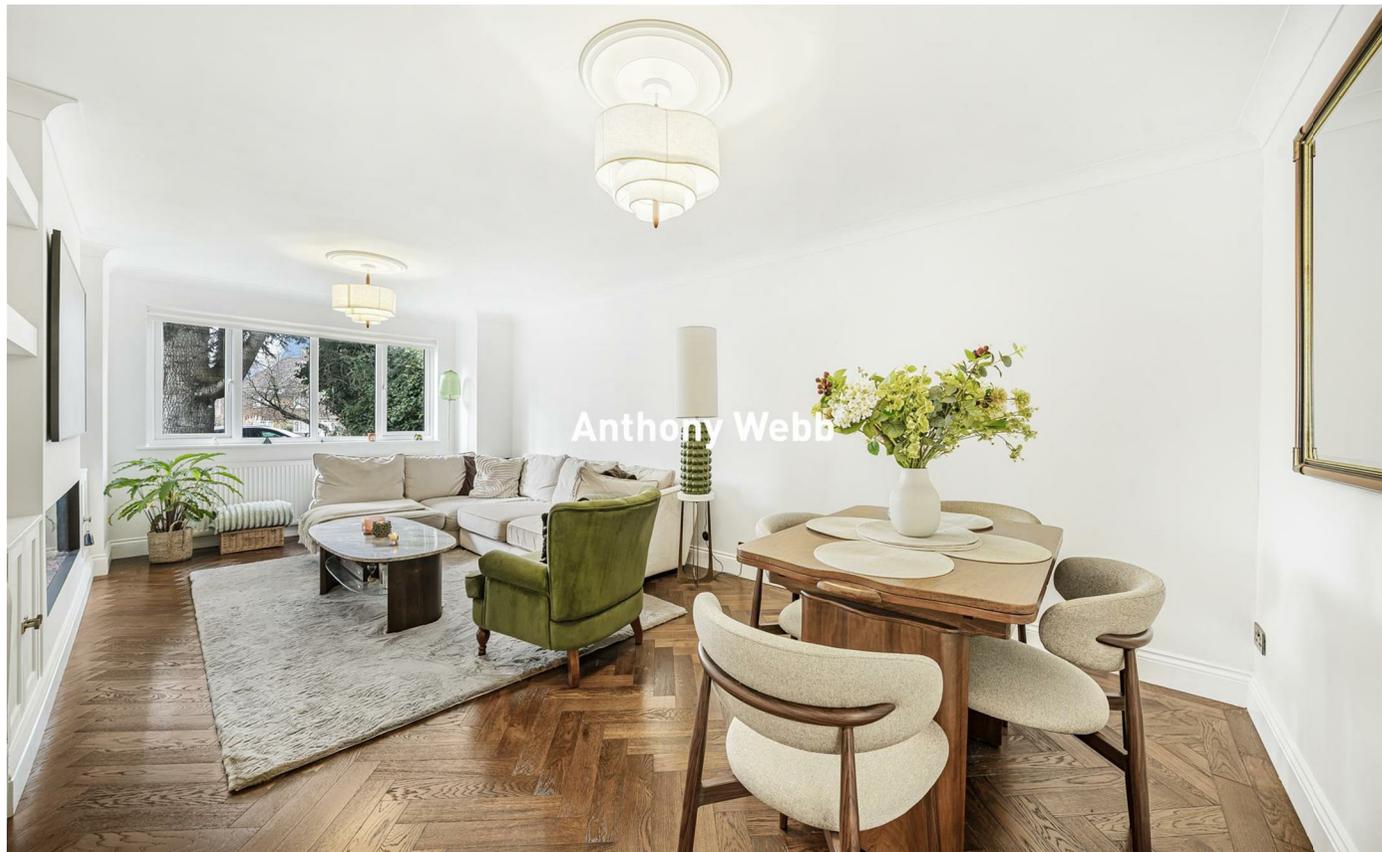
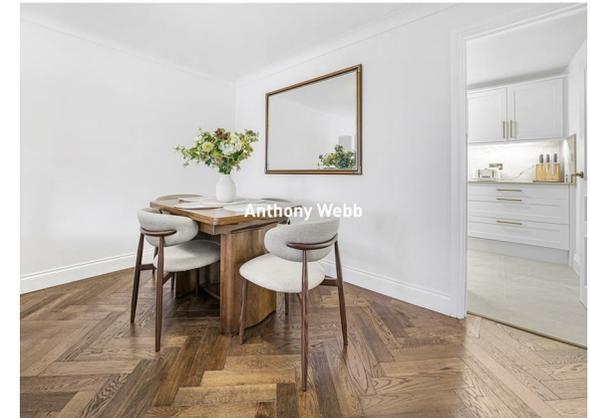
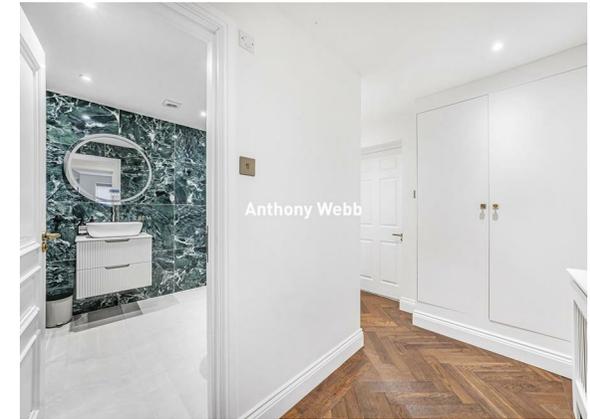
Stunning newly renovated one double bedroom apartment situated on the ground floor of this small 1990s purpose built block/development close to Winchmore Hills shops, restaurants, bus routes and mainline station into Moorgate.

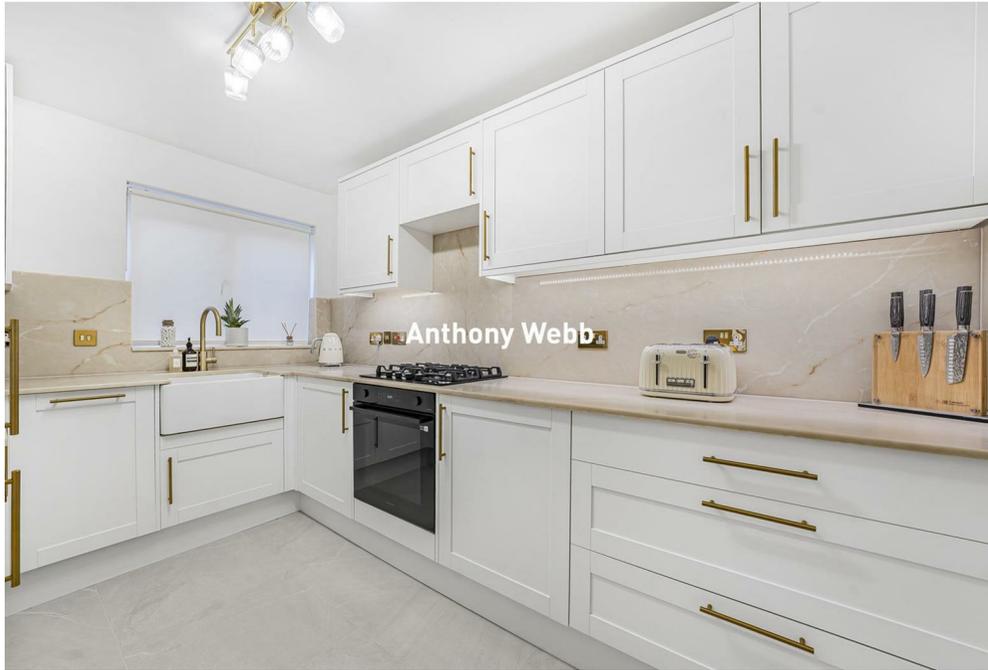
Fir Tree Lodge is located on Barrowell Green and is well positioned for Green Lane's wealth of amenities including the Sainsburys supermarket, Firs Farm wetlands and various green spaces.

Secure communal entrance with entry phone system • Hallway with built in storage and new wood herringbone parquet floor • Spacious Living/dining space with new wood herringbone parquet floor • Modern fitted kitchen with solid work surfaces and ceramic sink • Large double bedroom with floor to ceiling fitted wardrobes with LED lighting • Good size modern shower room • Double glazing installed 2023 • Gas central heating • Communal gardens • Ample communal parking facilities.

Enfield Council Tax Band C  
Remaining lease - 90 Years  
Service charge - £1870 per annum  
Ground rent - £150 per annum

- Ground floor apartment
- One double bedroom
- Spacious living room
- Modern fitted kitchen
- Modern shower room
- Double glazed/gas central heating
- Allocated parking space
- Communal gardens





# 97 Barrowell Green Winchmore Hill London N21 3AU

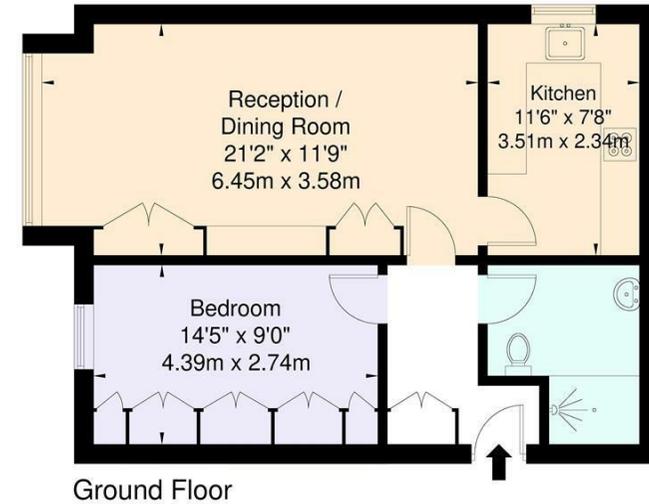
Fir Tree Lodge, Barrowell Green, N21 3AU  
Approximate Gross Internal Area = 56.6 sq m / 609 sq ft



Tenure: Leasehold  
Gross Internal Area: 609.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(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	



For Illustration Purposes Only - Not To Scale

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