



Orpington Road, Winchmore Hill, London, N21  
Offers In Excess Of £425,000 Leasehold

**Anthony Webb**  
ESTATE AGENTS

# Orpington Road, Winchmore Hill, London, N21

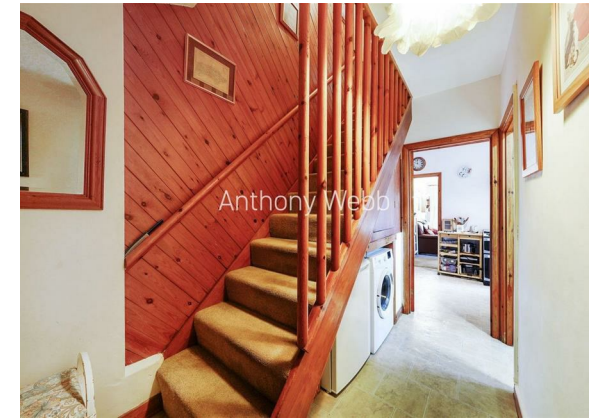
Two bedroom split level converted garden flat situated on the ground and first floor of this Edwardian period property located in a most desirable turning close to Winchmore Hill Green.

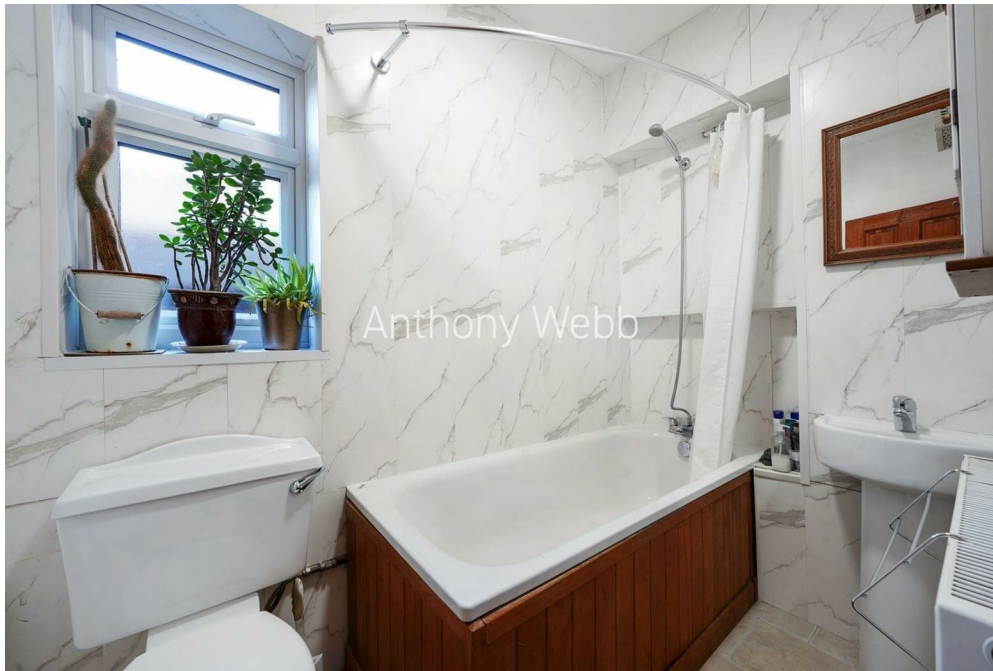
Orpington Road is enviably placed within easy walking distance to both Winchmore Hill Green and The Broadways shops, restaurants, gastro pubs and mainline station into Finsbury Park and Moorgate.

Secure communal entrance • Hallway with stairs to first floor • Living/dining room with doors to rear garden • Kitchen with period style dresser and door to side return/garden • Modern bathroom • One double bedroom with fitted wardrobes and one single bedroom • Double glazing • Gas central heating • Private rear garden.

Remaining lease 148 years  
Ground rent £0  
Service charges £0  
Enfield Council Tax Band C

- Two bedrooms
- Edwardian converted flat
- Ground and first floors
- Spacious living room
- Kitchen
- Bathroom
- Gas central heating/double glazing
- Private rear garden



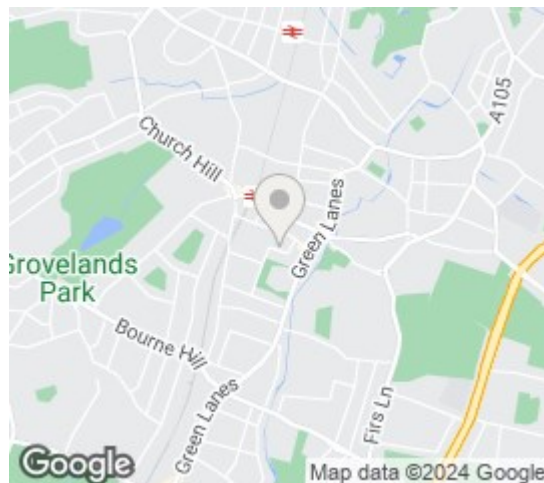


# Orpington Road Winchmore Hill London N21 3PG

**Orpington Road, N21 3PG**  
 Approx Gross Internal Area = 54.65 sq m / 588 sq ft  
 Garden = 87.35 sq m / 940 sq ft  
 Total = 142 sq m / 1 528 sq ft



Tenure: Leasehold  
 Gross Internal Area: 588.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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	



Ref :  
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