



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 £399,500 Leasehold - Share of Freehold

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This beautifully presented CHAIN FREE, one bedroom plus a loft room 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.

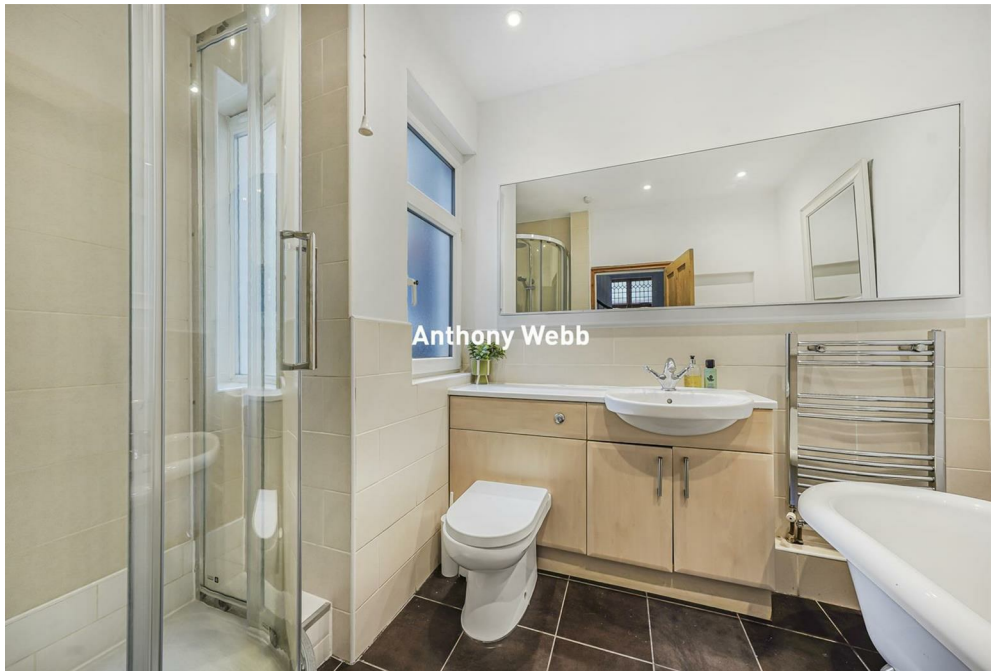
This property is ideally located within a moments walk from Winchmore Hill high street with a surplus of shops, cafes and restaurants. Ideal for commuters as Winchmore Hill mainline station to Moorgate is within walking distance of the property and is within easy reach of both the A10 & A406 providing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

- One double bedroom plus loft room
- Split level converted flat
- First and second floors
- Spacious living room
- Fitted Kitchen
- Two modern bath/shower rooms
- Gas central heating
- Close to Winchmore Hill Green and Mainline station





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	



First Floor

Second Floor

For Illustration Purposes Only - Not To Scale

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