



Cosgrove Close, Winchmore Hill, London, N21
Offers In Excess Of £300,000 Leasehold

Anthony Webb
ESTATE AGENTS

Cosgrove Close, Winchmore Hill, London, N21

A well presented two bedroom, two reception, apartment located on the second floor of this 1988 built development with parking space and garage.

Cosgrove Close is located off Barrowell Green and is within easy walking distance of Winchmore Hill shops, restaurants, bus routes and mainline station into Moorgate. The property has a large green space nearby and is a short walk to Firs Lane Wetland park and public tennis courts. Highfield primary school and Winchmore secondary school are also within a short walk.

Secure communal entrance • Hallway with access to loft space • Living room with large skylight • Dining room • Fitted kitchen • Bathroom • One double bedroom • One single bedroom • Double glazing • Gas central heating • Garage with parking space in front • Communal gardens.

Lease remaining -87 years-lease extension quote is available.

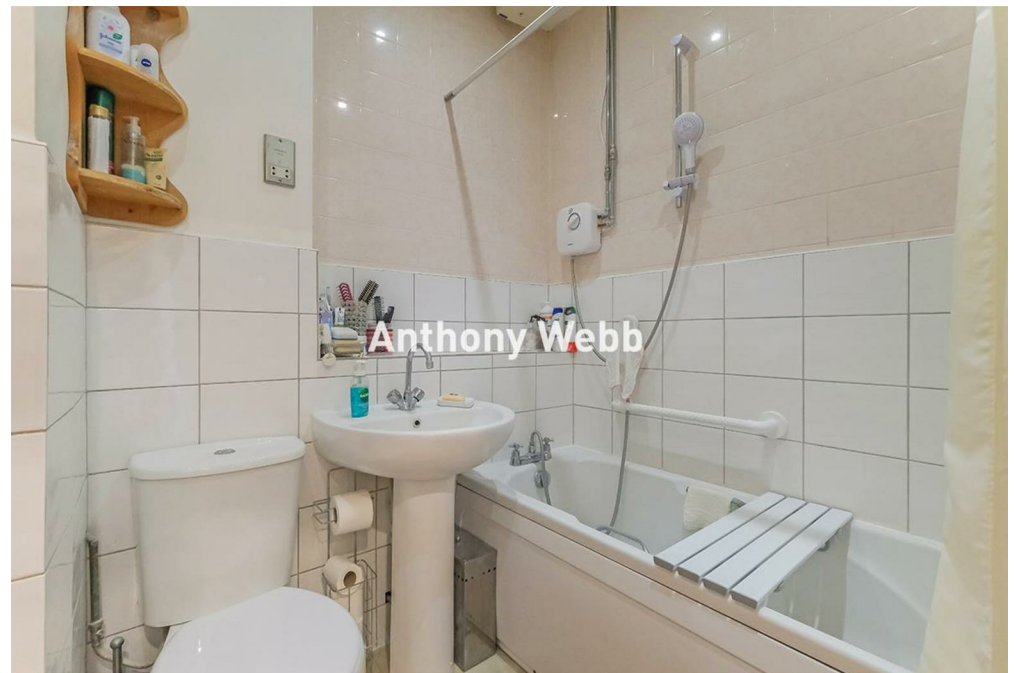
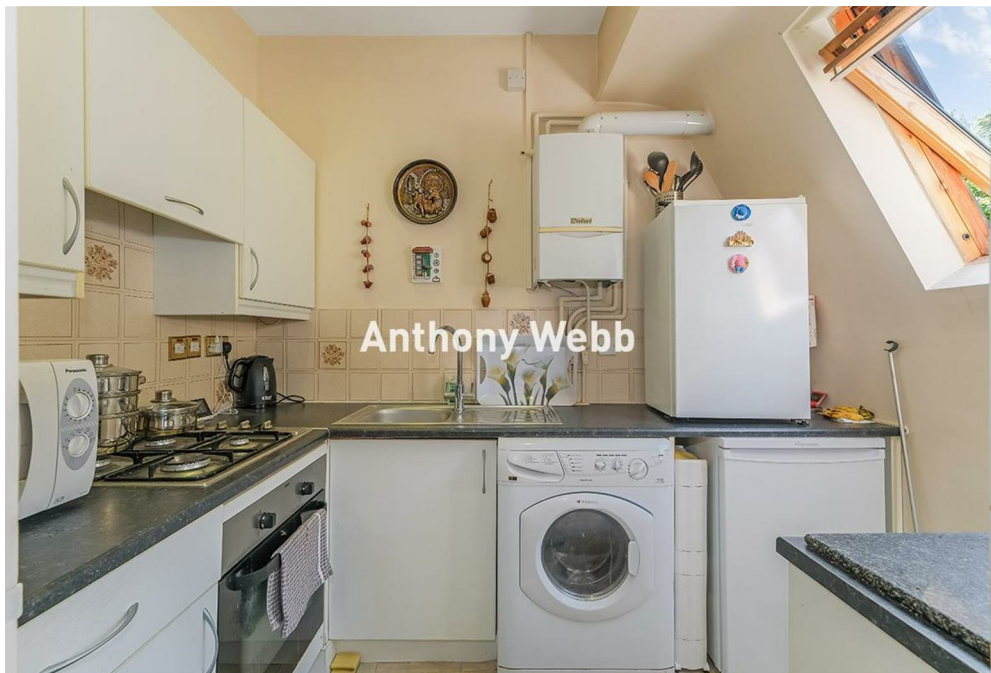
Service charges-£1650 p.a

Ground rent-£120 p.a

Enfield Council Tax Band B

- Two bedrooms
- Second floor apartment
- Living room
- Dining room
- Bathroom
- Double glazing/gas central heating
- Secure communal entrance
- Garage and parking space



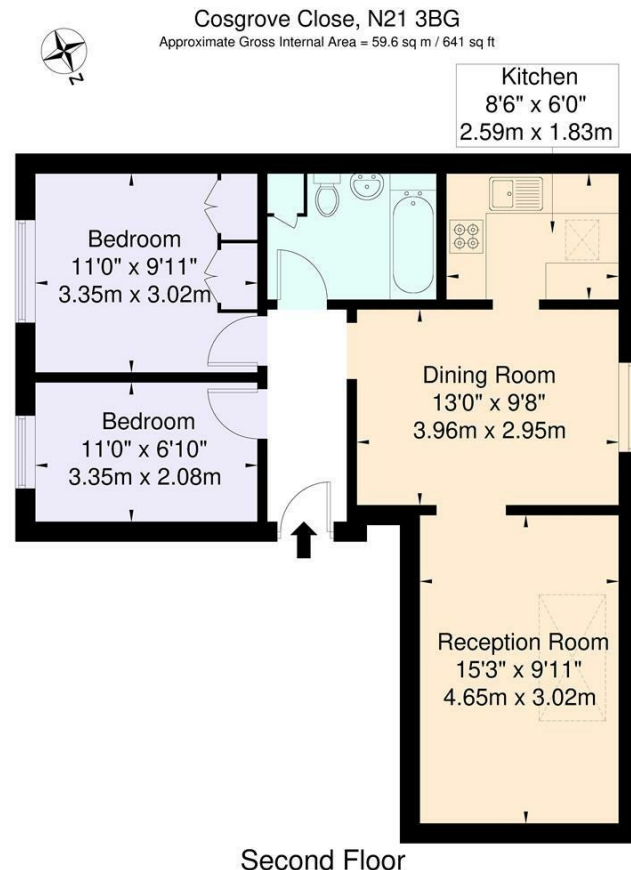


Cosgrove Close Winchmore Hill London N21 3BG

Tenure: Leasehold
Gross Internal Area: 641.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	73
(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			
(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 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.

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS