



Vicars Moor Lane, Winchmore Hill, London, N21
Chain Free £525,000 Freehold

Anthony Webb
ESTATE AGENTS

Vicars Moor Lane, Winchmore Hill, London, N21

CHAIN FREE Victorian two bedroom terraced house located in the heart of Winchmore Hill N21.

The property, which requires MODERNISATION offers two receptions, a fitted galley kitchen, a spacious first floor shower room, two good size double bedrooms, double glazing, gas central heating, front and rear gardens.

Vicars Moor Lane is a popular residential turning located between Green Lanes and Wades Hill and is ideally placed for Winchmore Hill's wealth of shops (including a Waitrose within 2 minutes walk), restaurants, bus routes and mainline station into Finsbury Park and Moorgate.

Enfield Council Tax Band E

- Two double bedrooms
- Victorian terrace house
- Two receptions
- Kitchen
- First floor shower room
- Double glazing/gas central heating
- Front and rear gardens
- Close to shops/station





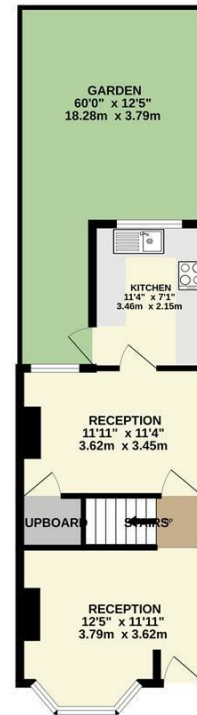
Vicars Moor Lane Winchmore Hill London N21 2QN

Tenure: Freehold
Gross Internal Area: 765.00 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			
(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	

GROUND FLOOR
389 sq ft. (36.1 sq m.) approx.



1ST FLOOR
377 sq ft. (35.0 sq m.) approx.



TOTAL FLOOR AREA: 765 sq ft. (71.1 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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