



# Castles

ASKING PRICE

**£250,000**

**Green Lanes**

London, N21 3RL

# Castles



## PROPERTY SUMMARY

Nestled in the sought-after area of Winchmore Hill, N21, this delightful one-bedroom top-floor flat presents an excellent opportunity for first-time buyers or professionals seeking a comfortable living space. Spanning an impressive 1,109 square feet, the property boasts a bright and airy atmosphere, enhanced by double glazing that invites natural light throughout.

Constructed in 1950, the flat has been well-maintained and features a modern kitchen and bathroom, ensuring a contemporary feel. The charming interior is complemented by attractive communal gardens and well-kept hallways, creating a welcoming environment for residents. The secure communal entrance, equipped with an entry phone system, adds an extra layer of convenience and safety.

One of the standout features of this property is the stunning views from both the lounge and bedroom, providing a serene backdrop to daily life. Additionally, permit parking is available, making it easy for residents and guests alike.

The location is particularly advantageous, with local shops and amenities just a stone's throw away, including a Sainsbury's directly opposite. Ideal for commuters, Winchmore Hill Mainline Station is conveniently located a 10 minute walk away. From there, direct trains reach Finsbury Park in 15 minutes and Moorgate in 30 minutes. Furthermore, the flat falls within the catchment area of several well-regarded local schools, making it an ideal choice for those considering future family needs.

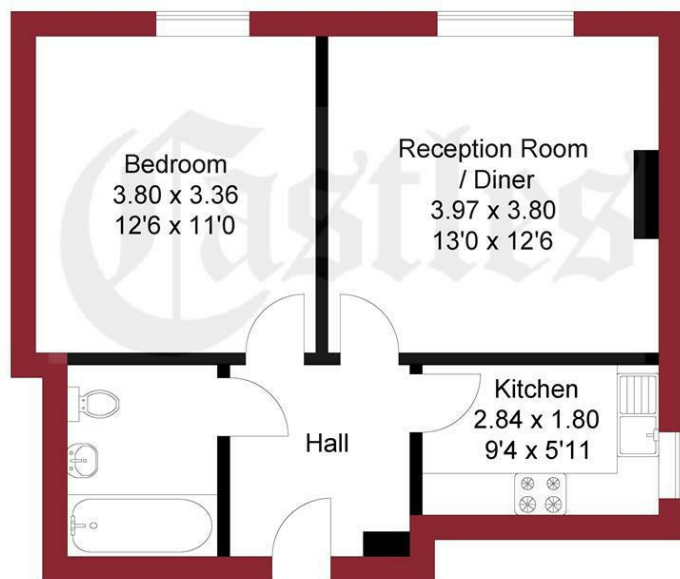








APPROXIMATE GROSS INTERNAL AREA  
44.32 sqm / 477.05 sqft



FOURTH FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE  
REPRESENTATIVE OF THE PROPERTY

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Flat

Leasehold

**Council Tax Band:** C

**Lease Remaining:** 105 years

**Service Charge:** £3,207.64 P/A

**Ground Rent:** £200 P/A



#### OFFICE ADDRESS

78 Green Lanes  
Palmers Green  
London  
N13 6BE

#### OFFICE DETAILS

020 8888 6081

[www.castles.london](http://www.castles.london)

