

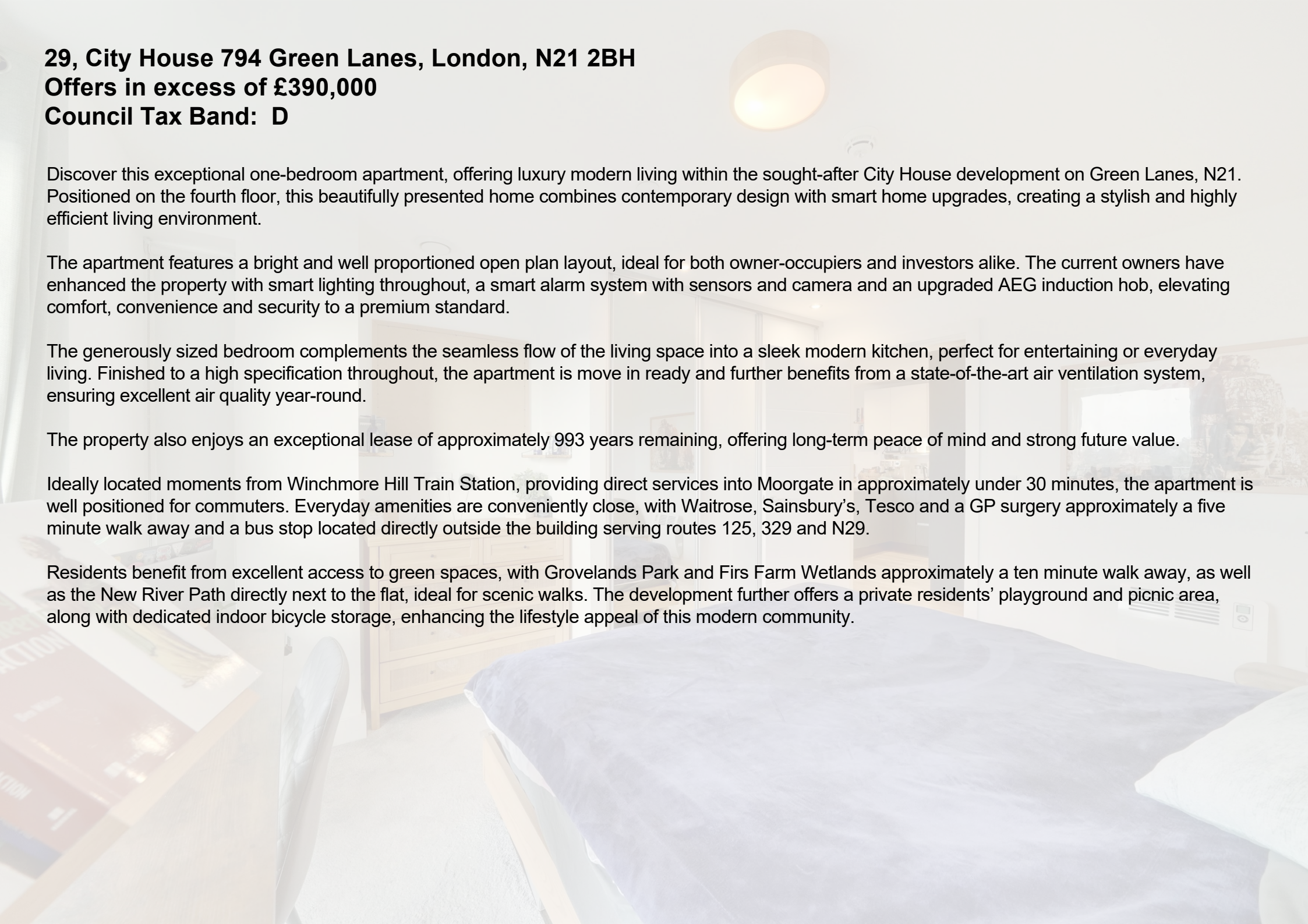
29, City House 794 Green Lanes, London, N21 2BH  
Offers in excess of £390,000



**PINDROP PROPERTY**

1  1  1  1  B



A modern bedroom with a bed, desk, and chair. The room is bright and airy, with a large window in the background. The bed is covered in a light blue duvet, and there is a white chair at a desk in the foreground. The walls are white, and there is a wooden chest of drawers at the foot of the bed.

## **29, City House 794 Green Lanes, London, N21 2BH**

### **Offers in excess of £390,000**

### **Council Tax Band: D**

Discover this exceptional one-bedroom apartment, offering luxury modern living within the sought-after City House development on Green Lanes, N21. Positioned on the fourth floor, this beautifully presented home combines contemporary design with smart home upgrades, creating a stylish and highly efficient living environment.

The apartment features a bright and well proportioned open plan layout, ideal for both owner-occupiers and investors alike. The current owners have enhanced the property with smart lighting throughout, a smart alarm system with sensors and camera and an upgraded AEG induction hob, elevating comfort, convenience and security to a premium standard.

The generously sized bedroom complements the seamless flow of the living space into a sleek modern kitchen, perfect for entertaining or everyday living. Finished to a high specification throughout, the apartment is move in ready and further benefits from a state-of-the-art air ventilation system, ensuring excellent air quality year-round.

The property also enjoys an exceptional lease of approximately 993 years remaining, offering long-term peace of mind and strong future value.

Ideally located moments from Winchmore Hill Train Station, providing direct services into Moorgate in approximately under 30 minutes, the apartment is well positioned for commuters. Everyday amenities are conveniently close, with Waitrose, Sainsbury's, Tesco and a GP surgery approximately a five minute walk away and a bus stop located directly outside the building serving routes 125, 329 and N29.

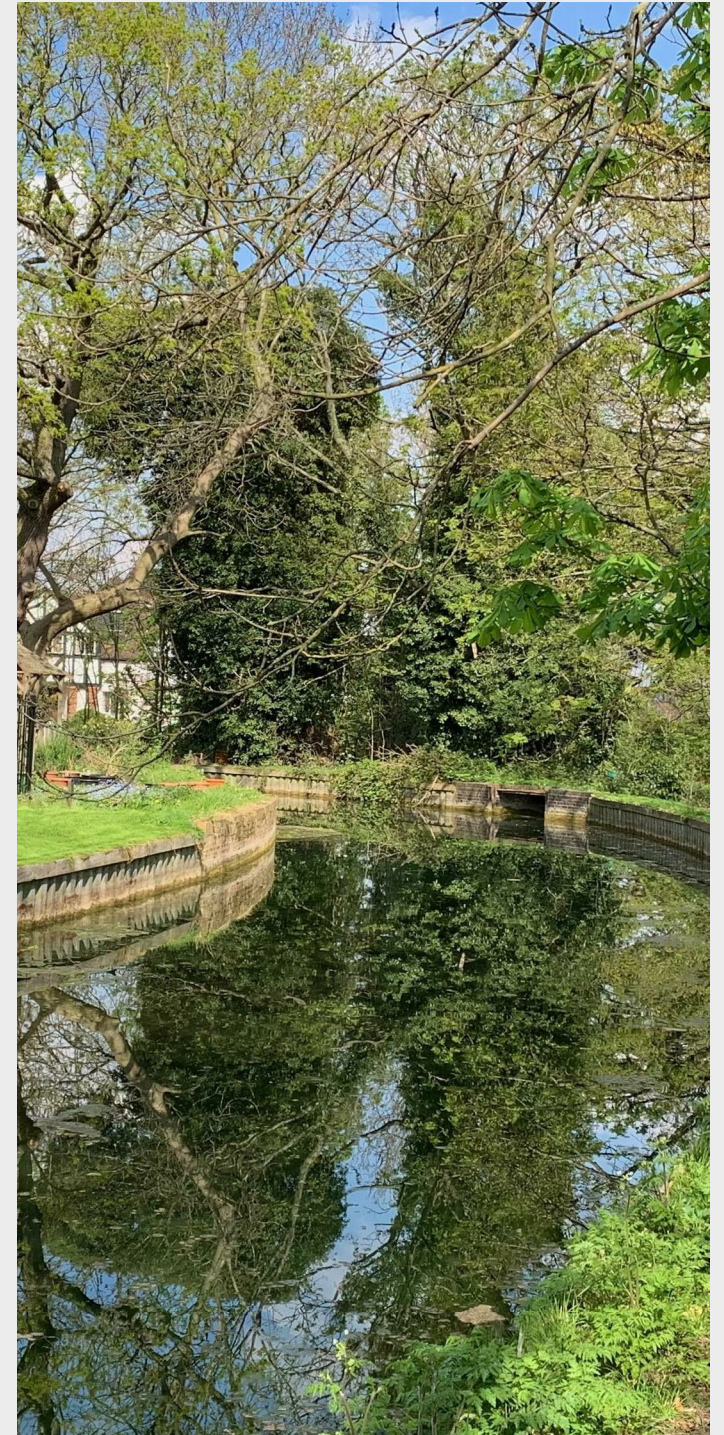
Residents benefit from excellent access to green spaces, with Grovelands Park and Firs Farm Wetlands approximately a ten minute walk away, as well as the New River Path directly next to the flat, ideal for scenic walks. The development further offers a private residents' playground and picnic area, along with dedicated indoor bicycle storage, enhancing the lifestyle appeal of this modern community.

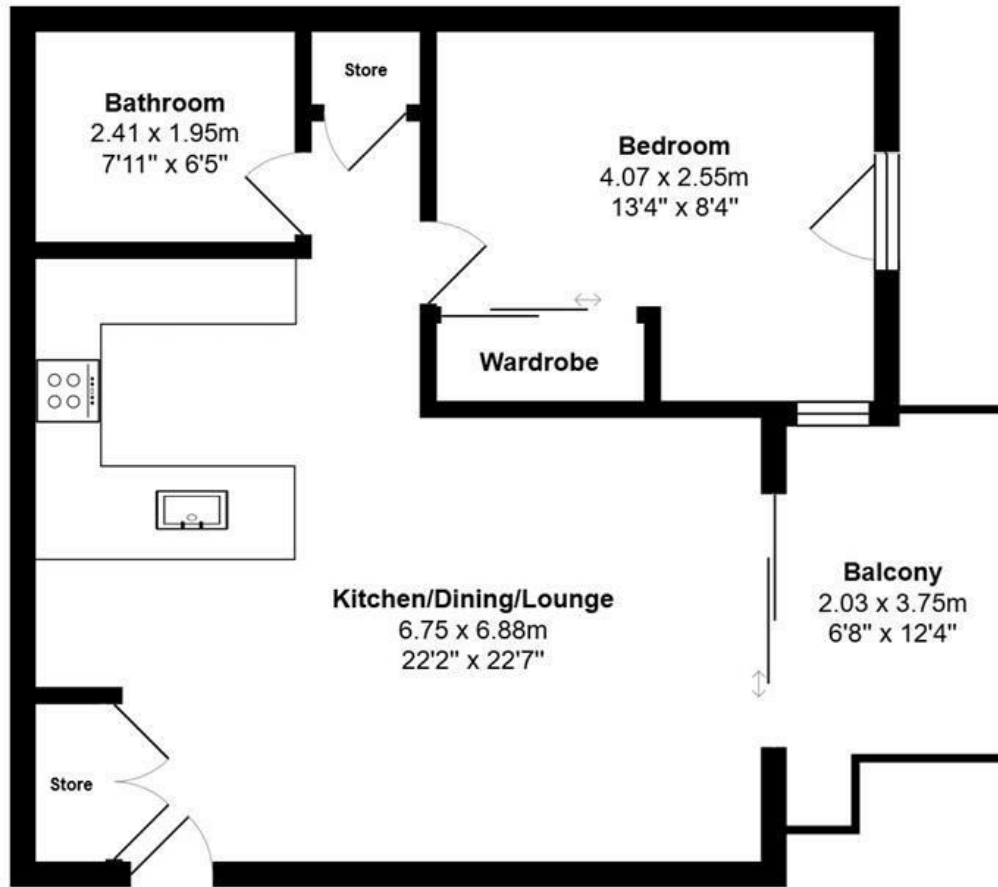


AH 50406  
LAND OF UPRISERS









# PINDROP PROPERTY

**4th Floor**

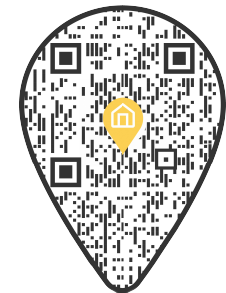
Area: 55.7 m<sup>2</sup> ... 600 ft<sup>2</sup>

All measurements are approximate and for display purposes only



# PINDROP PROPERTY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	89	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	