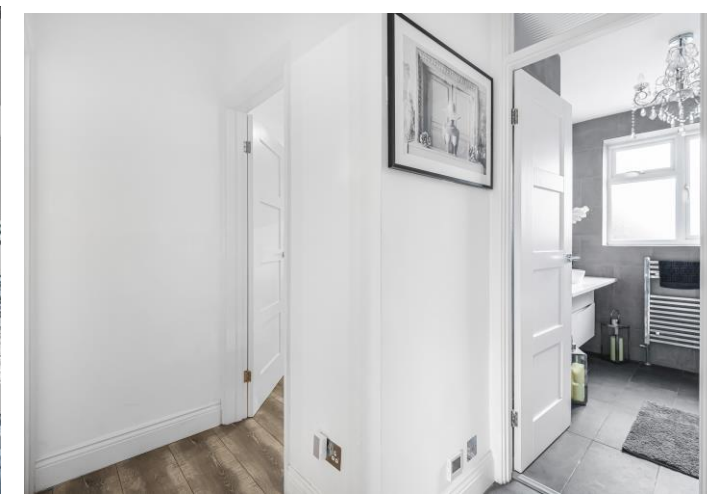




Winchmore Hill Road, London, N21

£449,950







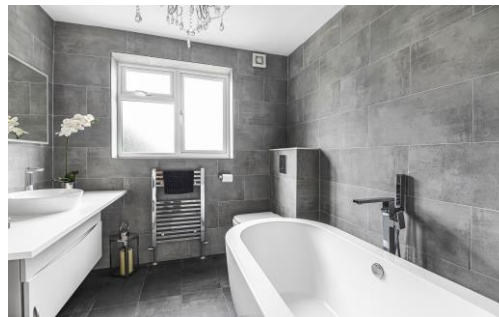
## **Park House , Winchmore Hill Road N21**

This exceptional ground floor apartment, nestled within a purpose-built block on Winchmore Hill Road, offers an impressive living space. The residence boasts a spacious separate reception room flooded with natural light and adorned in neutral tones. It comprises two double bedrooms, one featuring an ensuite bathroom, along with a fully tiled main three-piece bathroom. Additionally, there's a separate kitchen with an adjacent utility room that leads to its private garden. Further benefits of this property include off-street parking on a first-come-first-serve basis. Ideally situated, this ground floor apartment offers convenient access to Grovelands Park, Southgate underground station, and Winchmore Hill rail station.

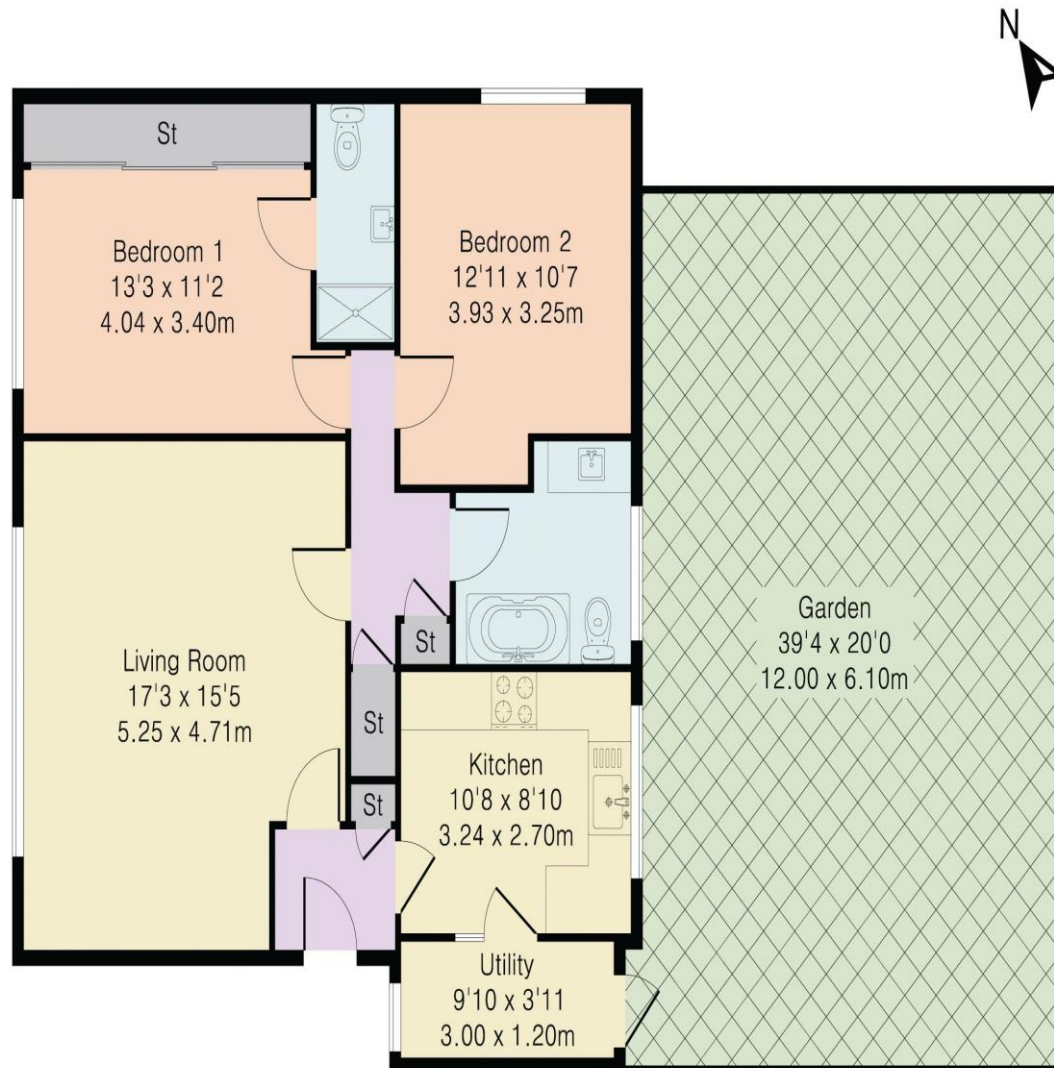
Service charges - £1,446.30 for the current financial year

Ground rent - £19 per annum

Lease 189 years from 25th December 1961 - 126 years remaining



Approximate Gross Internal Area 839 sq ft – 78 sq m



Nicholas James

*"Honesty is the only investment that never fails"*

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