

# NOVUS Residential

SALES  
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MANAGEMENT

WOODBERRY AVENUE, WINCHMORE HILL, N21



A very well presented four-bedroom Edwardian property, arranged over three floors, located upon this highly desirable residential street close to the many amenities of Winchmore Hill. The accommodation, which extends to approximately 1,650 sq ft, comprises entrance hall with doors leading to: dual aspect through reception and separate (fully applanced) kitchen. Upon the first floor are two double bedrooms, further bedroom and a family bathroom suite with free standing 'Victoria & Albert' bath. The second floor comprises a large bedroom suite with Juliet balcony, linen cupboards and storage space and wet room with an oversized shower. This property boasts an abundance of features with period and contemporary styling blended throughout. These include four panel stripped doors, ceiling roses, coving, picture and dado rails, fireplaces with cast iron insets and Art Nouveau styling and sash windows with ornate detailing. The present owners have recently refurbished the kitchen and reception to provide an open flowing space and maximise natural light throughout. Of special note is a mature south facing garden and large wooden deck. The property also benefits from off street parking.

Woodberry Avenue is a very popular residential street of period family properties. The location affords easy access to the shopping and leisure amenities of both Winchmore Hill Green and Winchmore Hill Broadway. These include many independent retailers, bars, restaurants, a farmer's market and a Sainsbury's Superstore. A series of public footpaths provide pedestrian access through to Winchmore Hill Station (Overground) with regular commuter services to both London's Moorgate and Kings Cross Stations. Grovelands Park with its green open spaces, woods and tennis courts is also nearby. Winchmore Hill is renowned for quality schools and the location affords easy access to St Paul's Primary, Palmers Green Independent Day School for Girls, Winchmore and Keble Preparatory School.

**£950,000 (Subject to Contract)**

**FREEHOLD**

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**PRS** Property  
Redress  
Scheme





**Council Tax - F £2,450 (ENFIELD)**

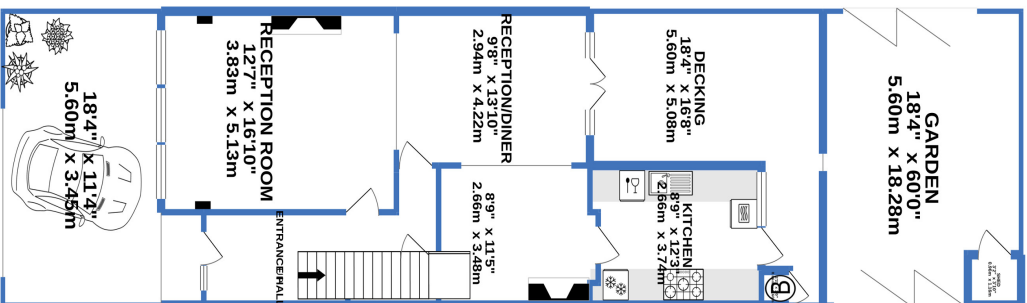




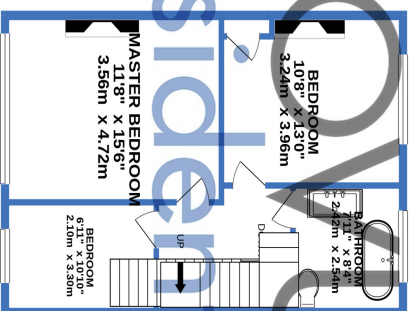




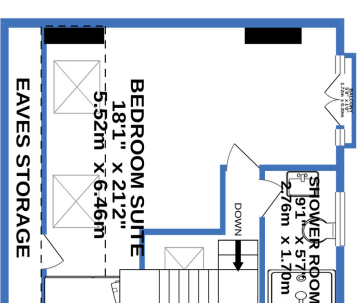
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1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



2ND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



**TOTAL FLOOR AREA: 1618 sq.ft. (150.3 sq.m.) approx.**

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