

NOVUS Residential

SALES
LETTINGS
MANAGEMENT

VICARS MOOR LANE, WINCHMORE HILL, N21



A well presented one double-bedroom duplex apartment situated on the first and second (top) floors of this imposing Victorian property (circa 1880) located upon one of Winchmore Hill's premier roads. The property, which extends to approximately 650 sq ft, comprises entrance on the first floor with stairs rising to top floor comprising kitchen/dining area and doors leading to: reception room to rear aspect, master bedroom (with wall of fitted wardrobes) to front aspect and fully tiled bathroom suite. The property benefits from a number of period features to include stripped wood flooring, original sash windows and a feature fireplace. Additional benefits include access to loft storage and stunning views from the reception across local rooftops with greenbelt woodland a little further.

Situated towards the upper end of Vicars Moor Lane the property is located close to its junction with Wades Hill, within the Vicars Moor Lane Conservation Area. The property affords convenient access to Winchmore Hill Green with its numerous independent retailers including restaurants, gastro pubs, coffee shops and delicatessens. Grovelands Park with its green open spaces, woods, tennis courts and pitch and putt course is also nearby. Winchmore Hill Station (Overground) is easily accessed via a local footpath and provides regular commuter services to both London's Moorgate and Kings Cross Stations.

£1,250 PCM

Un-Furnished

Available March

0208 350 8936

rightmove 
find your happy

ZPG

move@novusresidential.co.uk

PRS Property
Redress
Scheme

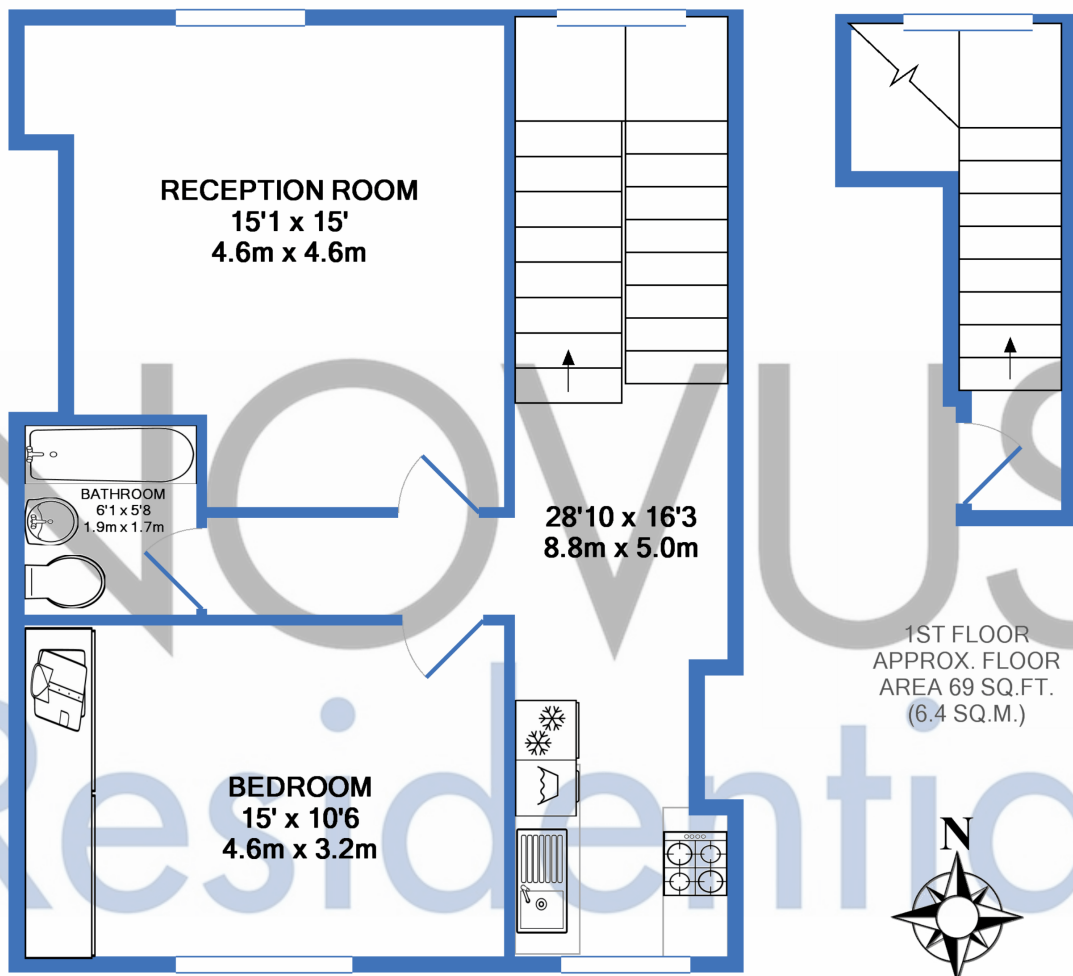


Council Tax – C £1,507 (Enfield)









2ND FLOOR
APPROX. FLOOR
AREA 615 SQ.FT.
(57.1 SQ.M.)

VICARS MOOR LANE, WINCHMORE HILL, N21
TOTAL APPROX. FLOOR AREA 684 SQ.FT. (63.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 by 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

Made with Metropix ©2017

- These particulars are offered on the understanding that all negotiations are conducted through this company.
- These details and photographs have been prepared for "Novus Residential" in good faith and as a general guide, not a statement of fact.
- Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.
- Any floor plan provided is for representation purposes only, measurements are approximate and should not be relied upon, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers.
- We have not tested any services, systems and appliances mentioned and we cannot verify that they are in working order.
- Should you have a query or complaint about our service, please contact us at move@novusresidential.co.uk.