

NOVUS Residential

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MANAGEMENT

QUEENS AVENUE, WINCHMORE HILL, N21



A very unusual and desirable three bedroom, three bathroom triplex apartment located on the upper floors of this period red brick building, a former (un-commissioned) tram station built in 1911. The accommodation, that extends to approximately 1,400 sq ft, comprises ground floor entrance lobby with guest WC, stairs rising to first floor with doors to: dual aspect reception room, separate fully applanced kitchen/diner, master bedroom suite with fitted wardrobes and en-suite shower room, two further double bedrooms and family bathroom suite. The second (top) floor comprises atrium bar opening to a spectacular south-west facing roof terrace which abuts the New River Loop and has direct views over local playing fields and views of the London skyline, notably The Shard. The property, which is in very good order throughout, benefits from multiple integrated storage solutions, period detailing (to include parquet flooring and cast iron fire surrounds) and UPVC double glazing throughout.

Queens Avenue is a popular residential location within Winchmore Hill; to one side is the New River Loop and sporting amenities of Winchmore Hill Cricket Club, to the other are the shopping and leisure amenities of Winchmore Hill Broadway with a Sainsbury's Superstore with many independent retailers; bakers, butchers, bars and restaurants. Winchmore Hill Green is closely located with its boutique retailers as is Winchmore Hill Station (Overground) providing commuter services to both London's Moorgate and Kings Cross stations. Several well-regarded schools, Primary and Secondary, are closely located.

£749,500 (Subject to Contract)

LONG LEASEHOLD

0208 350 8936

move@novusresidential.co.uk

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Council Tax - E £2,194 (ENFIELD)











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- 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.
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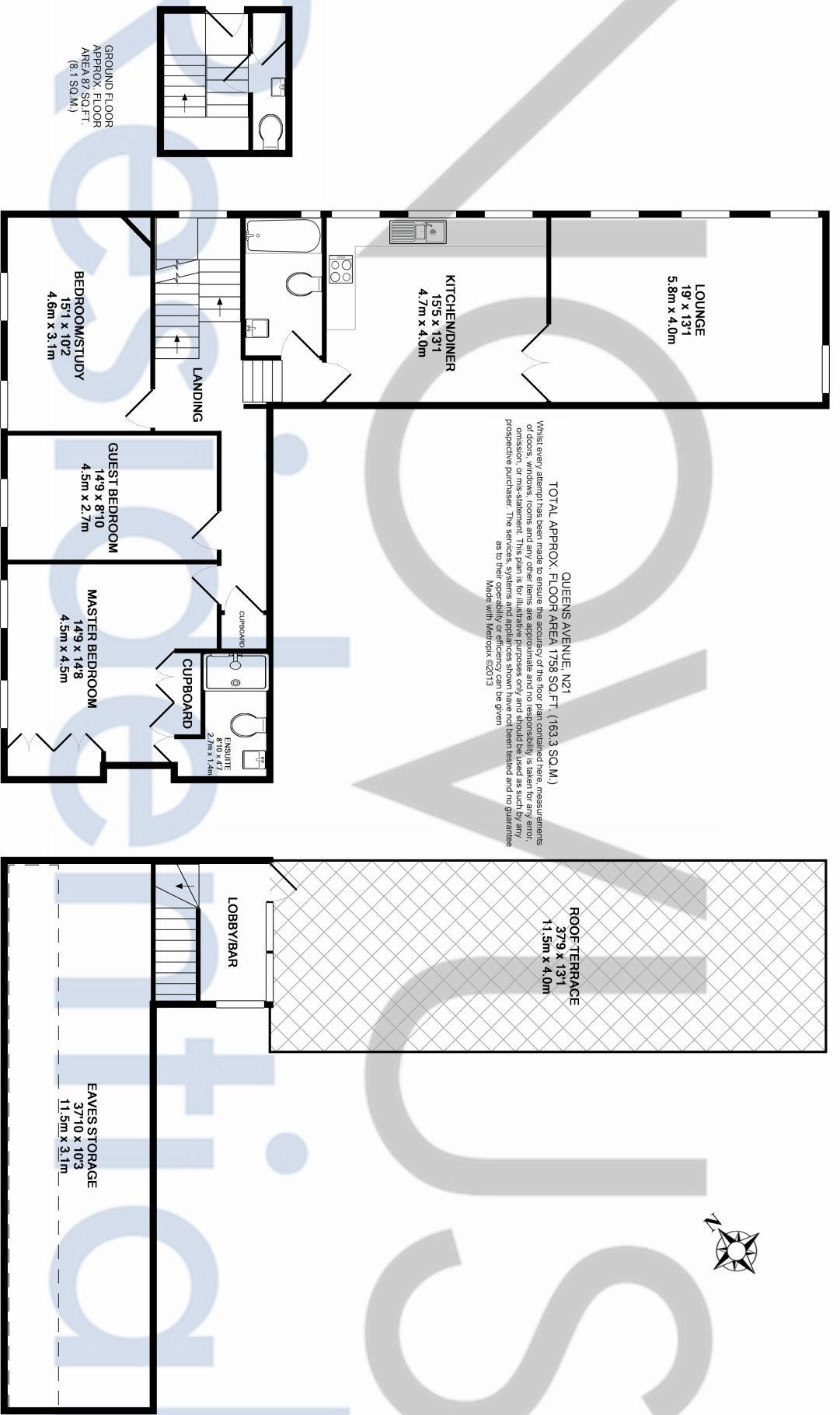
Tenure: **LEASEHOLD (245 YEARS Un-Expired)**

Ground Rent: **£250 PER ANNUM** Service Charge: **£1,950 PER ANNUM (approx.)**



QUEENS AVENUE, N21
TOTAL APPROX. FLOOR AREA 1758 SQ.FT. (163.3 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.
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