

# NOVUS Residential

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**THE CHAPEL, VICARS MOOR LANE, WINCHMORE HILL, N21**



A unique opportunity to acquire this iconic property which is superbly located for the shops and station of Winchmore Hill. The Chapel, built in 1883 (a former Providence Strict Baptist chapel), is a detached luxury residence offering an array of period features and has to be seen to be fully appreciated. Winchmore Hill is often voted one of the best places to live in London as it offers the perfect mix of beautiful scenery and easy transport links to the city with a village feel. The accommodation, which spans across four floors (with mezzanine and half landings), extends to approximately 1,750 sqft and comprises gothic style double front doors opening to a vaulted reception area and a separate study/bedroom. Stairs lead down to a large contemporary kitchen/diner which is fully applanced and has a central island and shelving and storage solutions, bi-fold doors from the kitchen lead to a secluded timber decked terrace/town garden with a southerly orientation. There is also a bedroom suite with integrated in-built storage and a fully tiled shower suite at this level. The principal bedroom (22 ft wide) is situated on the first floor has dual aspect windows and a range of built-in wardrobes, there is a further bedroom and a four-piece bathroom suite (with free standing bath) on this floor. Stairs rise to a mezzanine with balustrade overlooking the entrance and this makes for a perfect home office. This in turn leads to a minstrels gallery with doors opening to a stunning split-level reception room to the rear which has at its centre an original circular chapel window with far reaching views across local rooftops with greenbelt woodland a little further.

**£1,140,000 (STC)**

**CHAIN FREE**

**FREEHOLD**

0208 350 8936

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Scheme

The property has multiple period and contemporary features that include stain glass double height chapel windows, exposed wrought iron tie bars, exposed brickwork, wood panelled vaulted ceilings and quality wood flooring to principal rooms. Externally the property is entered via wrought iron gates and has an attractive herb garden with raised beds contained within railway sleepers and to either side there is both the town garden and a garden store.

The property is situated at the top end of Vicars Moor Lane, close to its junction with Wades Hill. The location is ideal for easy access to the many shops and amenities of Winchmore Hill Green that include numerous coffee shops, delicatessens, restaurants and gastro pubs. Winchmore Hill Railway Station (Overground) is within comfortable walking distance and this provides regular commuter access to London's Moorgate and Kings Cross Stations. Grovelands Park with its green open spaces, woods, tennis courts and pitch and putt course is nearby as are several schools of very good renown to include St Paul's C of E Primary and Keble Preparatory School.



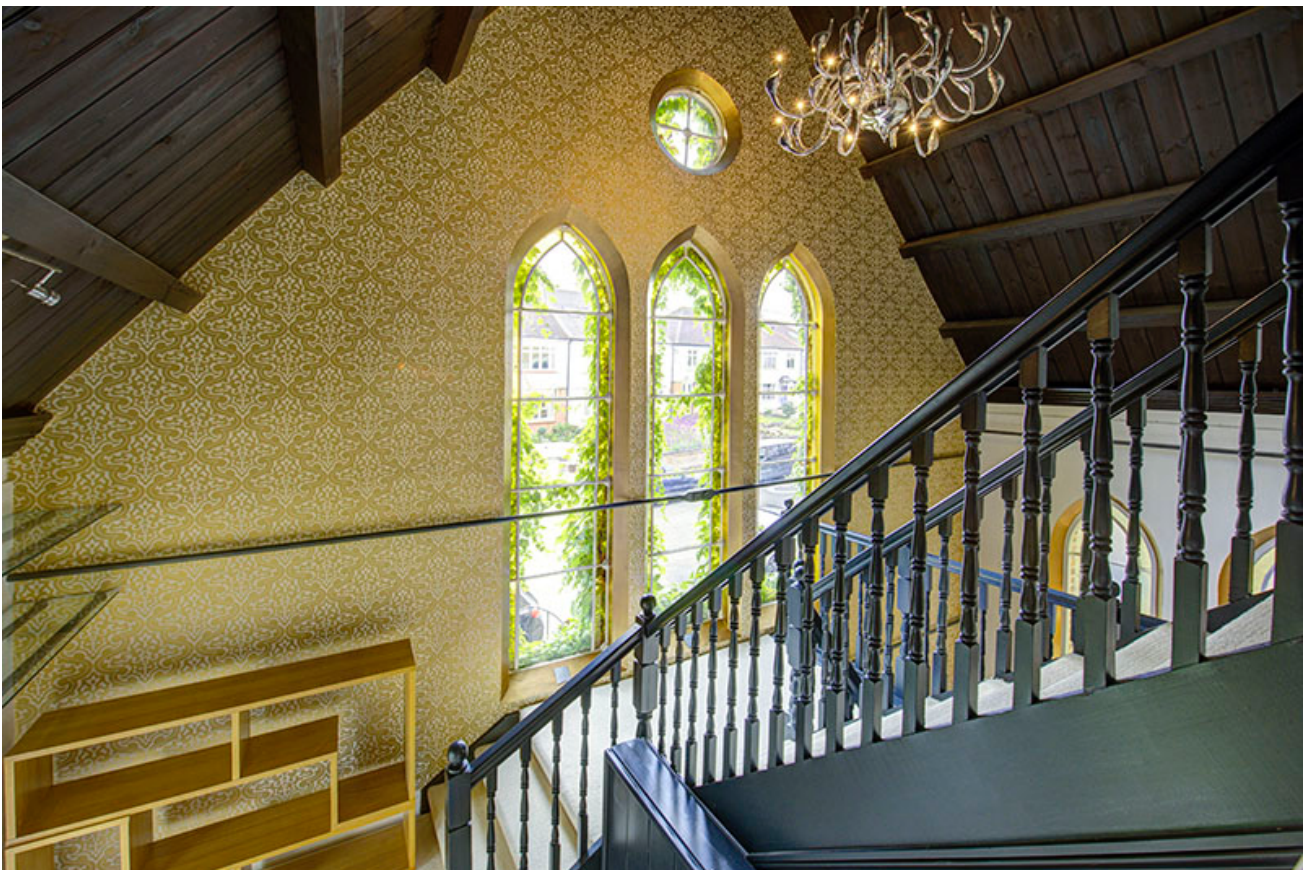
**Council Tax – E £2,660 (ENFIELD)**

















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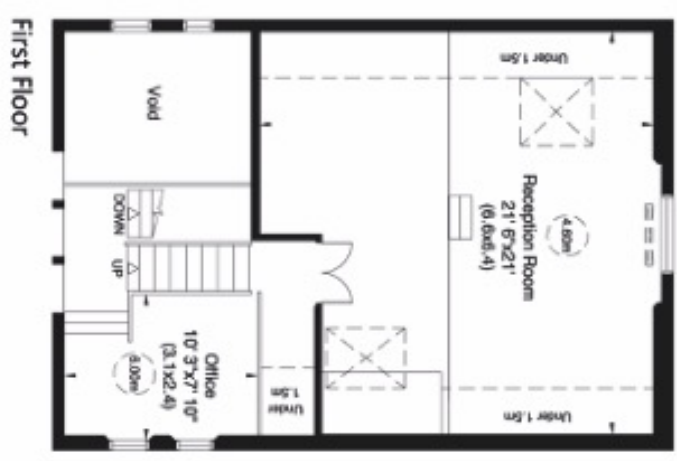
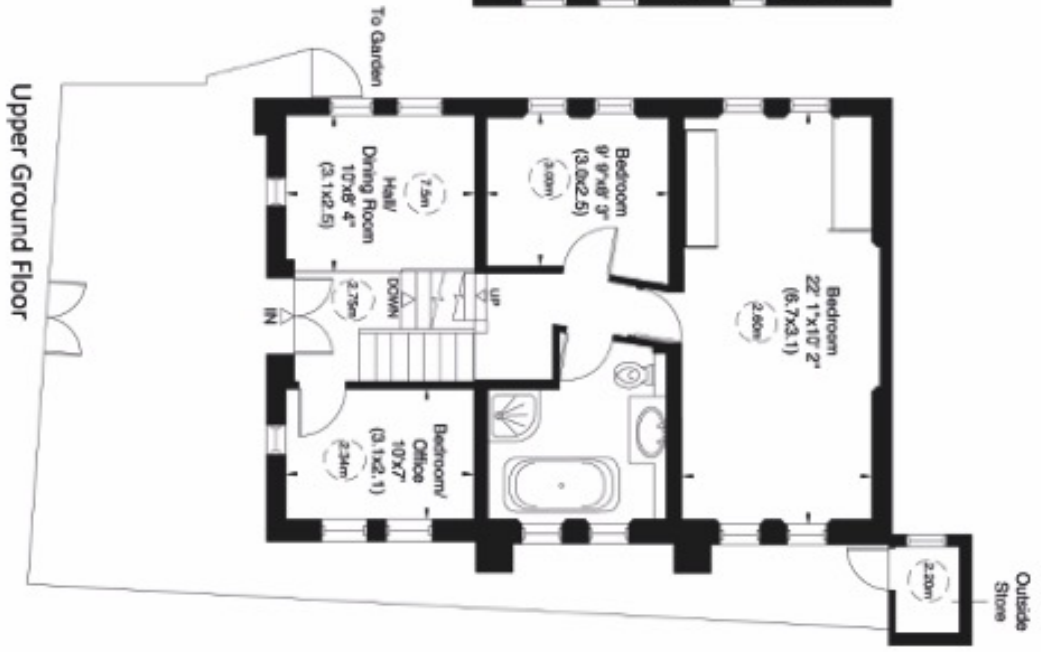
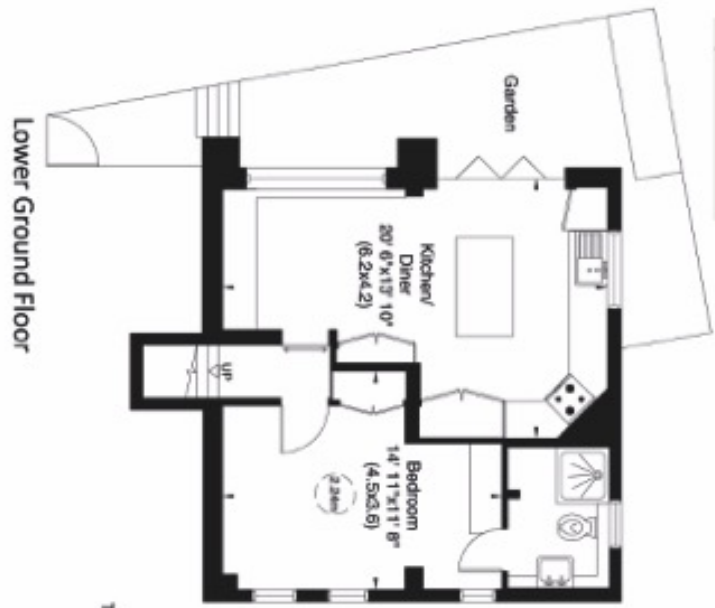
# Vicars Moor Lane, N21

Gross internal area (approx.)

162 Sq m (1747 Sq ft) Including Under 1.5m and Outside Store  
 152 Sq m (1641 Sq ft) Excluding Under 1.5m and Outside Store

For Identification only, Not to Scale

capital, 020 8871 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).