

NOVUS Residential

SALES
LETTINGS
MANAGEMENT

HOPPERS ROAD, WINCHMORE HILL, N21



A large one bedroom ground floor maisonette located within a low-rise purpose built block upon Hoppers Road, therefore well positioned for the many and varied amenities of Winchmore Hill. The accommodation, which extends to 580 sq ft, comprises entrance lobby leading to Reception Room to front aspect, with floor to ceiling windows (so light and bright), and a large under-stair storage cupboard. An internal lobby (with further storage) has doors leading to: Galley Kitchen with door to rear West Facing Garden, spacious Bedroom with in-built wardrobes and a fully tiled Bathroom suite. Externally, to the rear, there is a storage shed, semi enclosed communal garden and off street parking (non-demised). The property benefits from UPVC double glazing throughout and laminate wood flooring.

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 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.

£365,000 (STC)

0208 350 8936

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SHARE OF FREEHOLD

move@novusresidential.co.uk

PRS Property
Redress
Scheme







Council Tax – **D £1,842.00 (Enfield)**

Tenure: **Share of Freehold (999 years from 25 December 1965)
941 Years Unexpired Approx.**

Ground Rent: **Peppercorn**

Service Charge: **TBC**

- 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.

Hoppers Road, N21

Gross internal area (approx.)

54 Sq m (579 Sq ft) Including Store and Under 1.5m

52 Sq m (554 Sq ft) Excluding Store and Under 1.5m

For identification only, Not to Scale

