

# NOVUS Residential

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## WOODBERRY AVENUE, WINCHMORE HILL, N21



A very desirable two double bedroom garden flat located upon this popular residential street within the heart of Winchmore Hill. The accommodation, that extends to approximately 800 sq ft, comprises entrance hall with built in cupboards and doors leading to: reception room to front aspect with open plan, fully applanced, kitchen with a central island separating the two, two large double bedrooms to rear aspect (both with in-built wardrobes and double doors leading to south facing rear garden) and a fully tiled family bathroom suite. The property is presented in very good order and mixes contemporary styling such as fully tiled flooring with period features to include coving, picture rails and a feature fireplace to the reception.

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, 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.

**£2,200 PCM**

**Part Furnished**

**Available Now**

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**Council Tax - C £1,735 (ENFIELD)**









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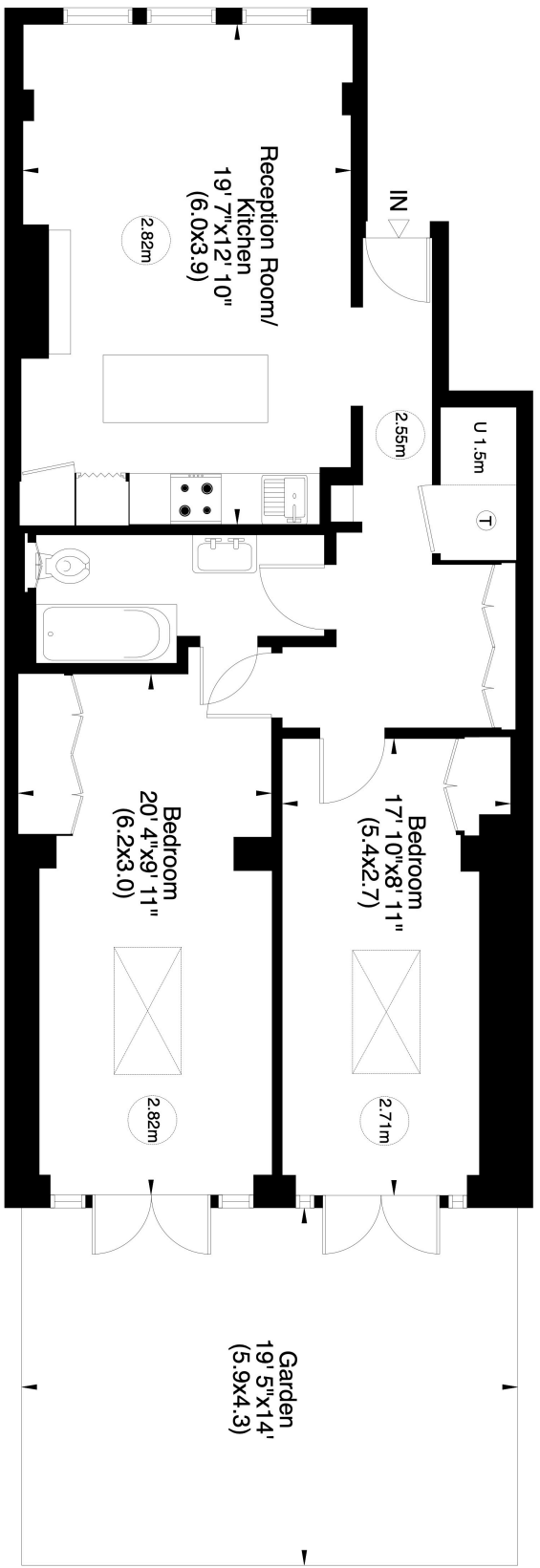
# Woodberry Avenue, N21

Gross internal area (approx.)

72 Sq m (777 Sq ft) Including Under 1.5m

71 Sq m (768 Sq ft) Excluding Under 1.5m

For identification only. Not to Scale



Ground Floor

[www.virtualltours.london](http://www.virtualltours.london)

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