



## **SEYMOUR COURT, WINCHMORE HILL, LONDON, N21**

A bright, spacious and recently refurbished LUXURY TWO DOUBLE BEDROOM top floor apartment within this CHARACTERFUL ART DECO STYLE BLOCK, situated in the sought after Winchmore Hill location. The property is of high specification and comprises of a MODERN LUXURY FITTED KITCHEN with INTEGRATED APPLIANCES and stone worktops, a LARGE RECEPTION ROOM/DINER with a bio-fuel feature fireplace and MOOD LIGHTING CONTROLS, two generous bedrooms and a PORCELAIN TILED bathroom with corner bath and shower. Benefiting from laminate flooring throughout, DOUBLE GLAZING and an ENTRY PHONE SYSTEM, there is also a NEW GAS BOILER and central heating system. There is an ALLOCATED PARKING SPACE (must apply to management company) and COMMUNAL GARDENS. The property is SHARE OF FREEHOLD, with a long lease remaining also, and situated close to excellent local schools such as Highlands Secondary and Eversley Primary, it is also conveniently located close transportation links such as Winchmore Hill Railway Station and Southgate Underground Station (Piccadilly Line). Viewings highly recommended.



### **ACCOMMODATION**

**PRICE: £450,000 LEASEHOLD - SHARE OF FREEHOLD**



**HALLWAY:**  
**Spacious Hallway, Laminate Flooring, Entry Phone System, Radiator**



**RECEPTION ROOM: 14'4 x 14 (4.37m x 4.27m)**  
**Large Double Glazed Window, Laminate Flooring, Ceiling Coving, Bio-Fuel Fireplace, Radiator, Mood Lighting Control**





**LUXURY FITTED KITCHEN: 10'9 x 8'1 (3.28m x 2.46m)**

**Double Glazed Window, Laminate Flooring, Wall & Base Units, Concealed Lighting & Mood Control, Stone Worktops, Integrated Appliances: Washer/Dryer, Dishwasher, Electric Hob & Oven**



**BEDROOM 1: 15'1 x 11'5 (4.60m x 3.48m)**

**Double Glazed Window, Laminate Flooring, Ceiling Coving, Radiator**





**BEDROOM 2: 12'1 x 9'4 (3.68m x 2.84m)**  
**Double Glazed Window, Laminate Flooring, Ceiling Coving, Radiator**



**MODERN BATHROOM: 7'5 x 6'6 (2.26m x 1.98m)**  
**Double Glazed Window x 2, Porcelain Tiled Flooring & Walls, Spotlights, Bath with Overhead Shower and Hand Shower, Wash Hand Basin, W/C, Heated Towel Rack**





**COMMUNAL GARDEN:**

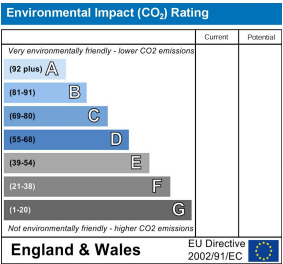
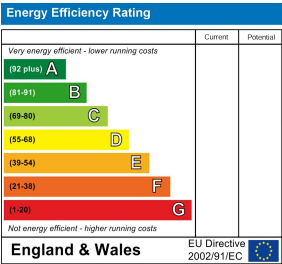


**PARKING AREA:  
An Allocated Space Per Flat**





Awaiting Floor Plan



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.