



GREEN DRAGON LANE, WINCHMORE HILL, N21

A BRIGHT, SPACIOUS AND WELL PRESENTED 3 DOUBLE BEDROOM & 2 BATHROOM TOP FLOOR PURPOSE BUILD PENTHOUSE APARTMENT IN MODERN BLOCK WITH DIRECT LIFT ACCESS. There is a Large Reception Room with Access to Terrace, Well Fitted Kitchen/Diner, Master Bedroom with Dressing Area and Access to Terrace with Views, En Suite Shower Room, 2 Further Double Bedrooms & Family Bathroom. There are Communal Gardens and 2 Secure Off Street Parking Spaces - 1 Being in a Covered Area. Situated in a Popular Location and within a few minutes' walk to Grange Park BR Station and Local Shopping Parade, otherwise Green Lanes, Winchmore Hill. An Internal Viewing is Highly Recommended.



ACCOMMODATION

* COMMUNAL ENTRANCE HALL * LIFT & STAIRS * OWN ENTRANCE HALL * ATTRACTIVE RECEPTION ROOM WITH ACCESS TO TERRACE * WELL FITTED KITCHEN/DINER * MASTER BEDROOM WITH DRESSING AREA, EN SUITE SHOWER ROOM & DOOR TO TERRACE * 2 FURTHER DOUBLE BEDROOMS * MAIN BATHROOM * COMMUNAL GARDENS * OWN 2 X SECURED PARKING SPACES *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, LIFT, PLENTY OF STORAGE *

PRICE: £800,000 FREEHOLD O.I.R.O

ENTRANCE HALL: 20'4 x 16'7 (6.20m x 5.05m)
Direct Access to Lift with Own Personal Code.



RECEPTION ROOM: PIC. 1 21'1 x 19'8 (6.43m x 5.99m)
Attractive Reception Room with Feature Fireplace, Double Glazed Window to Rear, Door to TERRACE with VIEWS over Communal Gardens.



RECEPTION ROOM: PIC. 2



FITTED KITCHEN/DINER: PIC. 1 15'11 x 13'7 (4.85m x 3.96m)



FITTED KITCHEN/DINER: PIC. 2



MASTER BEDROOM: PIC. 1 20'6 x 17'1 (6.25m x 5.21m)



MASTER BEDROOM: PIC. 2



MASTER BEDROOM: PIC. 3
Dressing Area with Double Glazed Door to TERRACE. Fitted Wardrobes.



EN SUITE SHOWER ROOM:



BEDROOM 2: 15'2 x 12'2 (4.62m x 3.71m)



BEDROOM 3/STUDY: 15' x 9'10 (4.57m x 3.00m)



MAIN BATHROOM:



TERRACE TO REAR: 18'3 x 3'10 (5.56m x 1.17m)



VIEW FROM PENTHOUSE FLAT:



COMMUNAL GARDENS:



SECURED PARKING AREA:



SECURE ACCESS:



FRONT ENTRANCE:





TOTAL APPROX. FLOOR AREA 1878 SQ. FT. (174.4 SQ. M.)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	73
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
65	71
England & Wales	
EU Directive 2002/91/EC	



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.