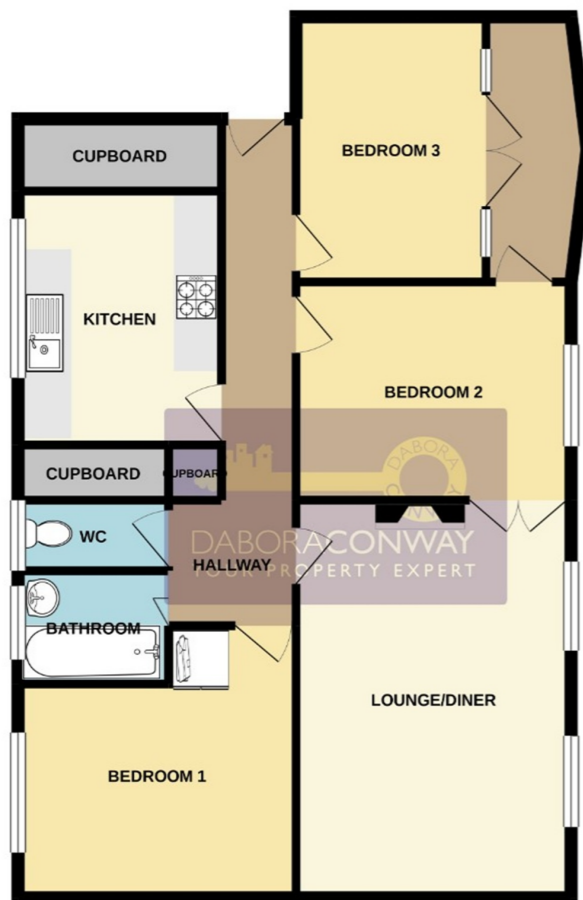
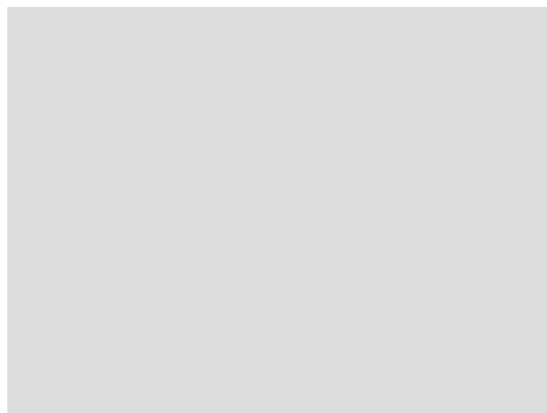


GROUND FLOOR
84.2 sq.m. (906 sq.ft.) approx.



TOTAL FLOOR AREA: 84.2 sq.m. (906 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Disclaimer:
Note all information is supplied in good faith and for identification purposes only. All properties are offered subject to contract and no guarantee is given as to the accuracy of any information contained herein and no part of these details is to be relied upon or used in any contract. Photographs are for illustration only and may depict items which are not included in the sale of the property. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so are unable to verify they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor and or surveyor. The tenure of the property is based on information supplied by the seller. The agent has not had sight of the title documents.

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YOUR PROPERTY EXPERT

Winchmore Hill - Green Lanes - London
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Highfield House, Flat 5 N21

£425,000 Leasehold



Guide Price £425,000 to £475,000. Large three bedroom second floor apartment situated within this sought after Winchmore Hill location. Comprises entrance hall, bright and spacious lounge diner with feature fireplace and views over the communal gardens, large separate fitted kitchen, three double bedrooms, tiled bathroom, separate W.C, and a private balcony. The property further boasts double glazing, gas central heating, secure entry phone system and multiple storage cupboards. Highfield House is well placed for local shops, supermarkets, restaurants and only 0.4 miles from Winchmore Hill Station providing easy access into Central London.

Currently 87 unexpired years remaining. Can be offered with full length lease.

Second Floor Flat

Hallway

22' 7" x 3' 4" (6.88m x 1.02m)

Longe Diner

17' 7" x 12' 2" (5.36m x 3.71m)

Kitchen

16' 5" x 8' 6" (5.00m x 2.59m)

Bedroom One

12' 1" x 12' 4" (3.68m x 3.76m)

Bedroom Two

9' 8" x 12' 2" (2.95m x 3.71m)

Bedroom Three

11' 9" x 8' 5" (3.58m x 2.57m)

Bathroom

5' x 6' 2" (1.52m x 1.88m)

W.C

2' 8" x 6' 3" (0.81m x 1.91m)

Balcony

11' 7" x 5' 1" (3.53m x 1.55m)

