

WELLS MEWS, N11
£600,000 FREEHOLD

**A CONTEMPORARY FAMILY HOME WITH GENEROUSLY SIZED
ACCOMMODATION ARRANGED OVER THREE FLOORS.**

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

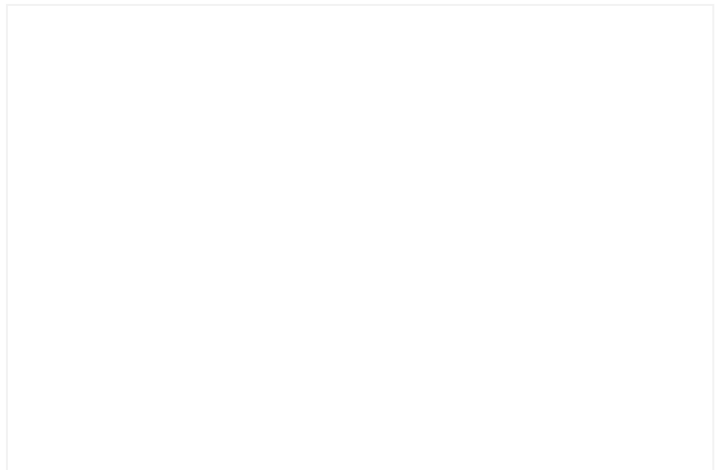
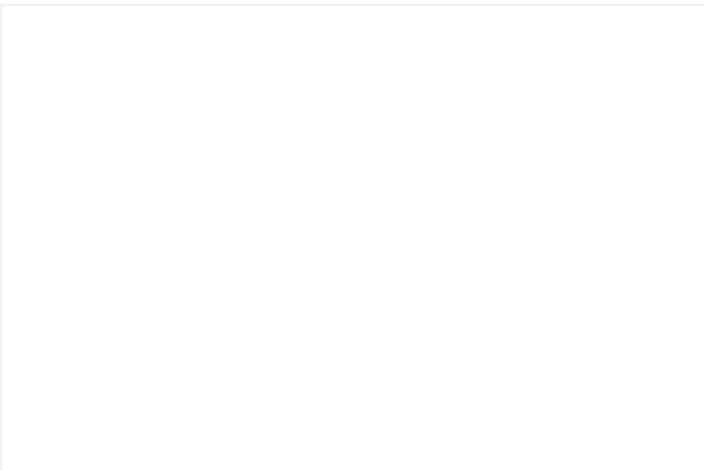
DESCRIPTION:

A stunning three double bedroom townhouse situated on a private road, close to Broomfield Secondary school, and within easy reach of Bowes Park Primary school, Arnos Grove tube station and Arnos Park.

Constructed in 2016, this beautifully presented property boasts just under 1200 sq.ft of light and spacious living accommodation arranged over three floors.

The ground floor features a superb open-plan space incorporating a reception room, a dining area, and a modern fitted kitchen with integrated appliances. Just off the entrance hall is a guest WC and two built-in cupboards, one of which has space and plumbing for a washing machine. The first floor provides two generously sized bedrooms and a large family bathroom with a contemporary suite. One of the bedrooms enjoys direct access to a private terrace. The principal bedroom is found on the second floor and benefits from an en-suite shower room and a large private terrace. Externally you will find a partly lawned front garden, driveway, and a bin storage area.

Note: The seller has advised Winkworth that they currently own a 45% share in the property, with the remainder owned by a housing association. However, we are advised that the property is offered for sale with a 100% share and the entire freehold interest. There is an unexpired building warranty valid until 11/09/2028 and an annual service charge of £565 per annum.





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Palmers Green | 020 8920 9900 | palmsgreen@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.