



COMPTON ROAD, N21
£425,000 SHARE OF FREEHOLD

**A ONE-BEDROOM GROUND FLOOR FLAT, WITH A GENEROUSLY
SIZED PRIVATE, IN EASY REACH OF WINCHMORE HILL
OVERGROUND.**

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DESCRIPTION:

A ground floor maisonette forming part of a semi-detached period conversion, with a larger-than-usual private rear garden, within easy reach of Winchmore Hill overground (to Moorgate) and The Green, known for its excellent cafes and restaurants.

Offered for sale chain-free and with a share of the freehold, the property features a neutrally decorated interior, including an 18'5 reception room with patio doors opening to the rear garden, a modern fitted kitchen, a spacious double bedroom with a built-in wardrobe, and a fitted bathroom. Externally, the flat boasts a private 53'5 x 30'11 low-maintenance garden, combining gravel and paved areas—perfect for those seeking a simple, functional outdoor space, ideal for relaxation and entertaining.

KEY FEATURES:

- Ground Floor Conversion
- Chain-Free
- Share of Freehold
- Private Entrance
- One-Bedroom
- Spacious Reception Room
- Close Proximity to Winchmore Hill Overground (to Moorgate)
- Generously Sized Private Rear Garden
- Double Glazing
- Gas Central Heating



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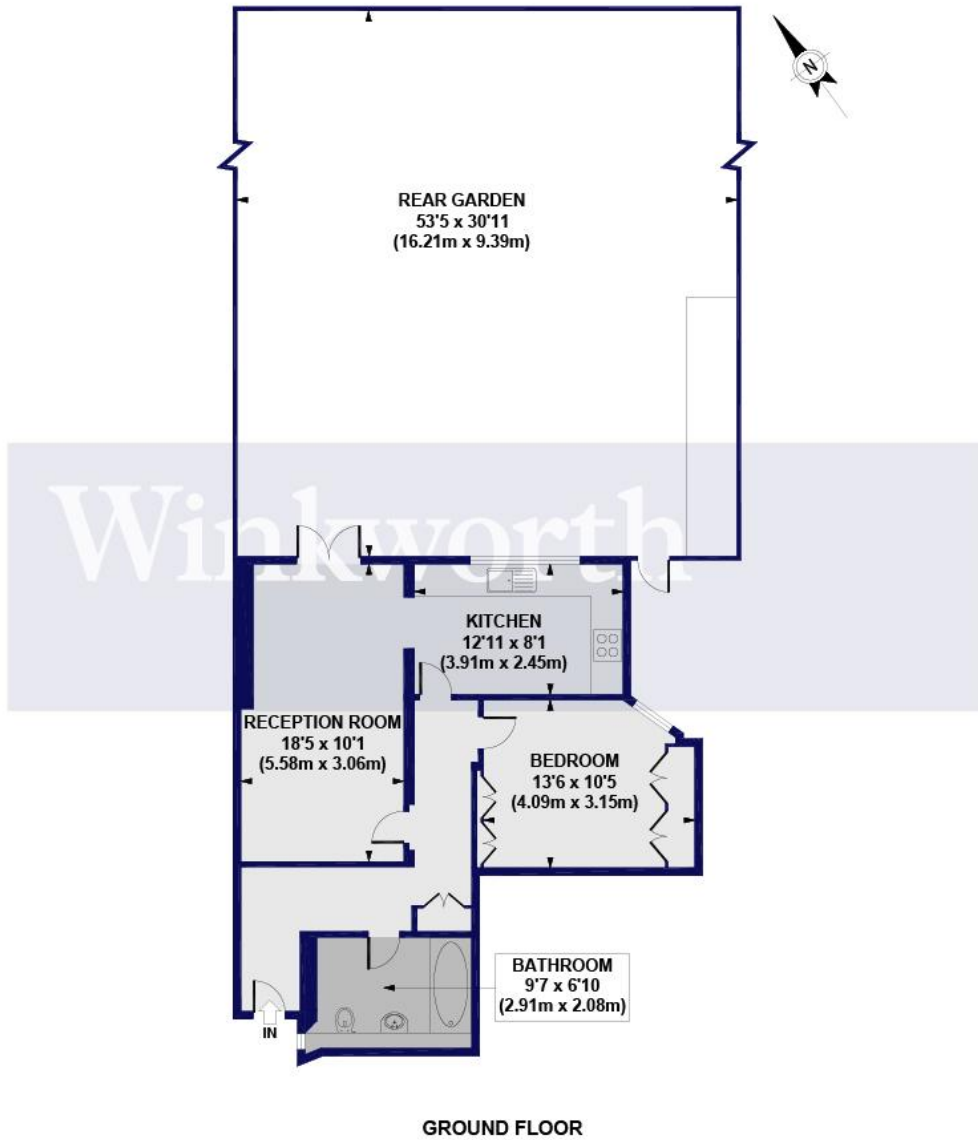


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Compton Road, N21
 Approx. Gross Internal Floor Area 621 sq. ft / 57.66 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

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.

Tenure: Share of Freehold
Underlying Lease Term: 983 year and 9 months
Service Charge: N/A
Ground Rent: N/A
Council Tax: London Borough of Enfield – Band C

All figures that are shown were correct at the time of printing.

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <small>Very energy efficient - lower running costs</small> | | | |
| (92) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-58) | F | | |
| (1-20) | G | | |
| <small>Not energy efficient - higher running costs</small> | | | |
| England, Scotland & Wales | | 72 | 76 |
| | EU Directive 2002/91/EC | | |

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