



WYNCHGATE, N14
£425,000 LEASEHOLD

**A LIGHT AND SPACIOUS GARDEN FLAT IN A
CONVENIENT LOCATION.**

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

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DESCRIPTION:

A rarely available one-bedroom flat arranged on the entire ground floor of a semi-detached house in easy reach of Southgate tube (Piccadilly line), Grovelands Park, as well as shopping amenities, eateries, and a leisure centre and gym.

Offered for sale with no onward chain, the property enjoys spacious accommodation featuring a generously sized reception room with a bay window and feature fireplace, a double bedroom with built-in storage, a modern fitted kitchen, and a contemporary style bathroom. There is also a private rear garden that is accessed via the kitchen and the bedroom. The property also offers the potential to extend (subject to landlord and local authority planning consent).

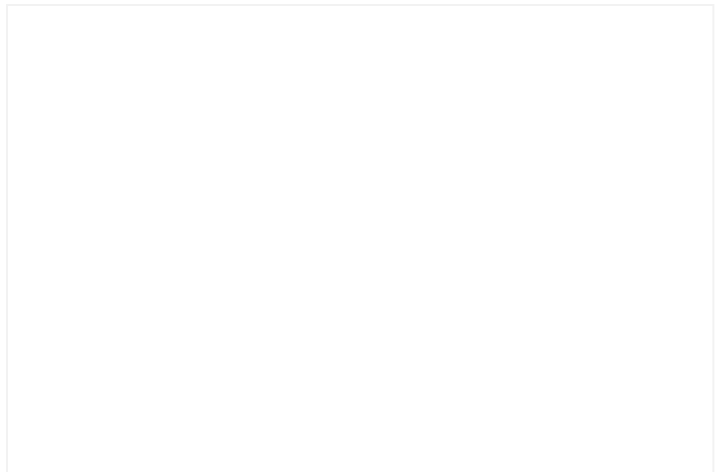
Tenure: Leasehold

Lease Term: Approximately 112 years remaining

Service Charge: N/A

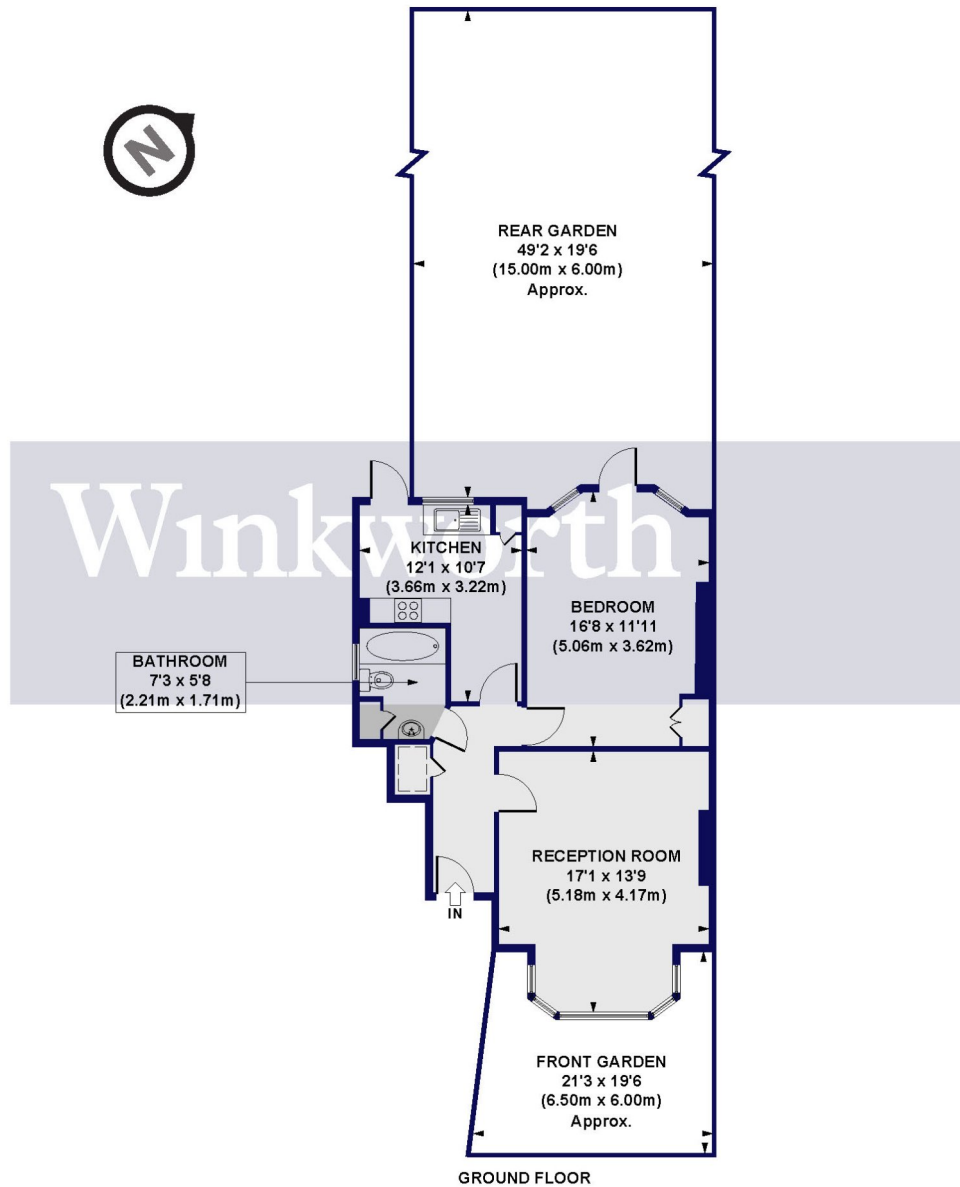
Ground Rent: £100 Per Annum

Council Tax: London Borough of Enfield - Band D



Wynchgate, N14

Approx. Gross Internal Floor Area 618 sq. ft / 57.44 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: Leasehold

Term: 112 year and 1 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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