



## THE GREEN, N21 3NJ



### £500,000 Leasehold - Share of Freehold

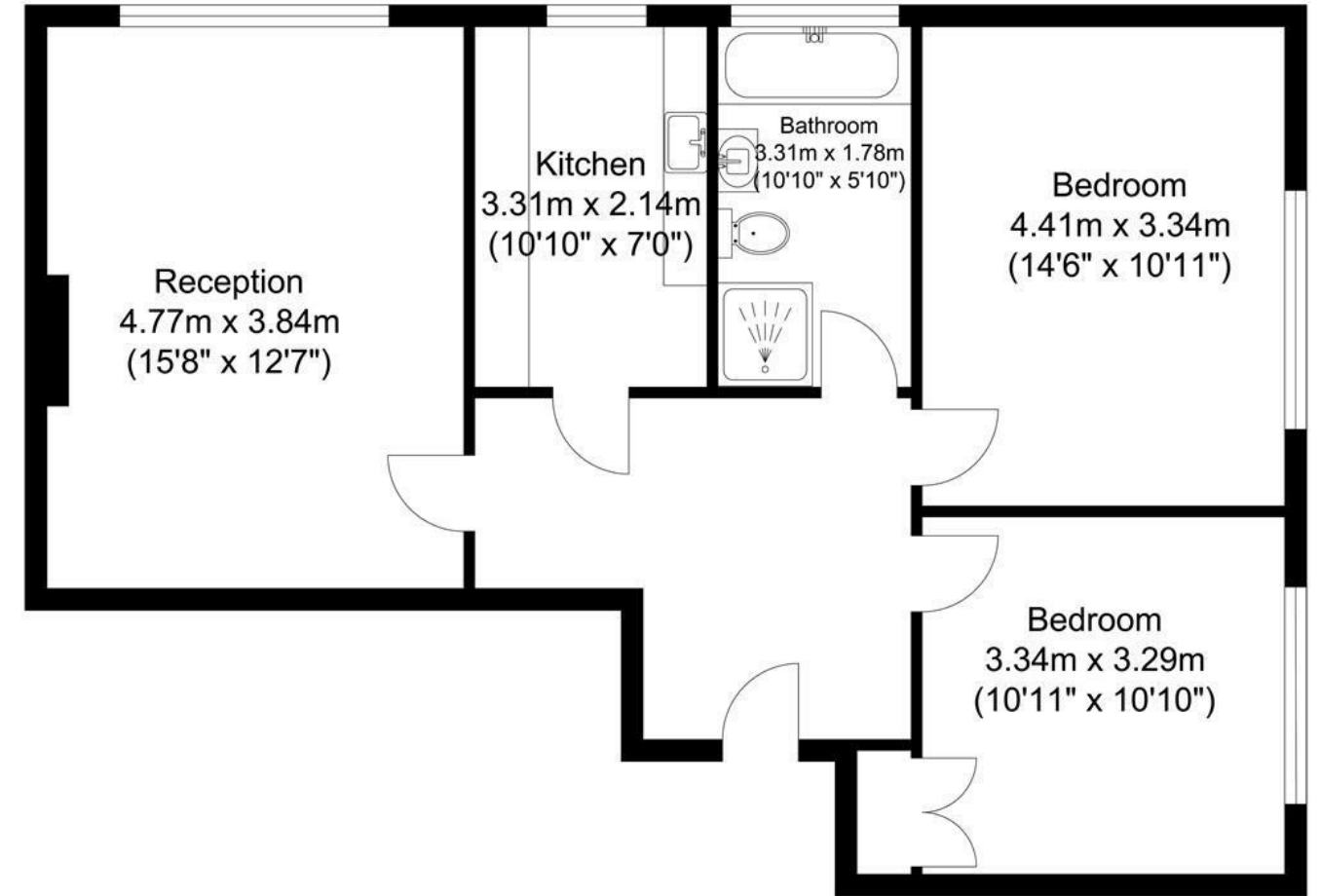
- CHAIN FREE
- KITCHEN
- BATHROOM
- SHARE OF FREEHOLD
- WALKING DISTANCE TO STATION
- 2 DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- OWN GARDEN
- WINCHMORE HILL GREEN LOCATION
- SET BEHIND ELECTRIC GATES

## Property Details

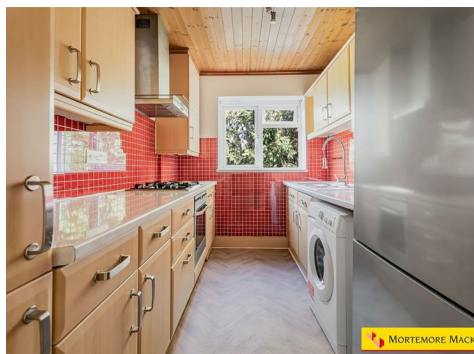
Rarely available and set in an enviable position on Winchmore Hill Green behind electronic gates, Roseville is a charming first floor share of freehold apartment offering bright and spacious accommodation throughout.

The property comprises two double bedrooms, a good size lounge enjoying a lovely aspect, fitted kitchen and a bathroom featuring both a bath and separate shower cubicle. Further benefits include a substantial loft space, own rear garden and a 999 year lease from 1962.

Ideally located within easy reach of Winchmore Hill's boutiques, cafés, restaurants and mainline station, this delightful home combines character, privacy and convenience in one of N21's most sought-after settings.



Total Floor Area  
Approximate Floor Area  
775.00 sq. ft.  
(72.00 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			
England & Wales		EU Directive 2002/91/EC	

