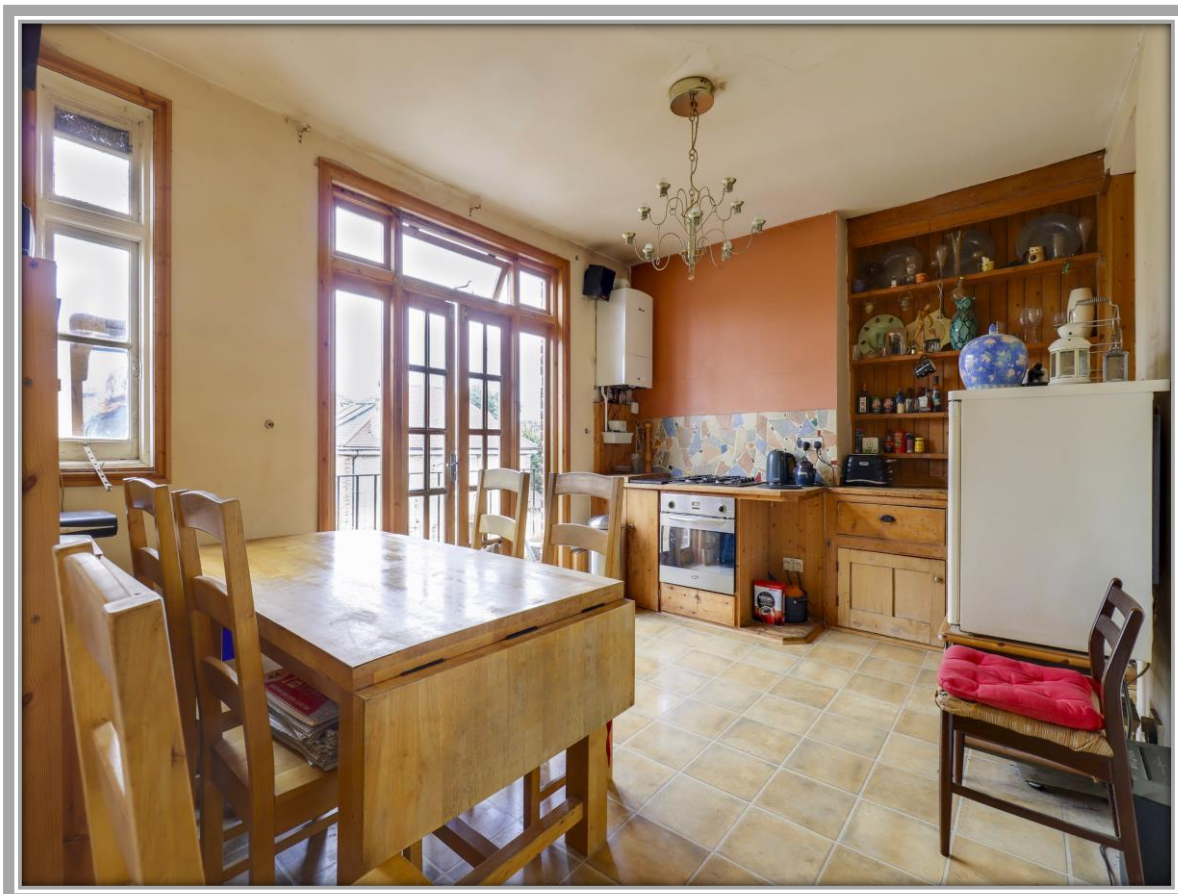


GREEN LANES

London N21 3SA



BRIGHT & SPACIOUS TOP FLOOR FLAT - CHAIN FREE - CASH PURCHASERS ONLY

TWO DOUBLE BEDROOMS

LARGE BAY FRONTED RECEPTION FILLED WITH NATURAL LIGHT

GENEROUS SIZED KITCHEN-DINING ROOM LEADING TO OWN BALCONY

THREE PIECE BATHROOM SUITE

GOOD SCHOOL CATCHMENT

CLOSE TO AN ARRAY OF SHOPS, BARS & RESTAURANTS

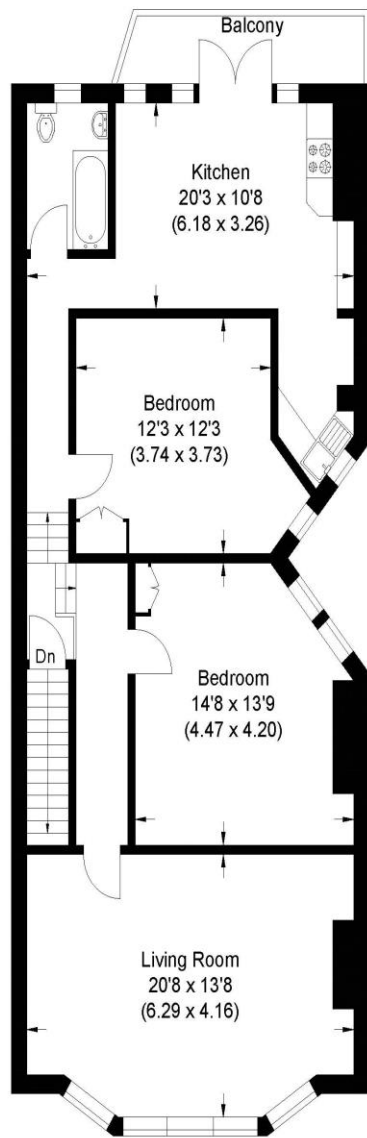
SHORT WALK FROM WINCHMORE HILL MAIN LINE STATION

OIEO: £300,000

Leasehold

CASH BUYERS ONLY - James Hayward are pleased to offer this chain free, bright & spacious, two double bedroom top floor flat, benefitting from a generous sized kitchen-dining room, which leads through to its own balcony. The property is situated in a fantastic location, close to an abundance of shops, bars and restaurants; the supermarket is also close at hand. Winchmore Hill main line station is approx. 0.4 miles from the flat and nearby schools, green spaces and sports facilities add to the attraction of this property, Viewing highly advised. Council Tax Band: D





Approximate Gross Internal Area
96.20 sq m / 1035.48 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

755b Green Lanes
SOUTHGATE
N21 3SA

Energy rating

E

Valid until: **31 August 2031**

Certificate number: **4739-6221-9000-0859-9206**

Property type

Top-floor flat

Total floor area

95 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Viewing: Strictly by appointment via owner's **Agent**

James Hayward on 020 8367 4000

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000