

28 Myddelton Gardens
Winchmore Hill
London.
N21 2PA

550,000



- GROUND FLOOR MAISONETTE ON IMPRESSIVE CORNER PLOT
- TWO DOUBLE BEDROOMS
- LARGE GARDEN WITH STORAGE SHEDS
- MODERN KITCHEN WITH DINING SPACE
- BRIGHT FAMILY LIVING ROOM
- CONTEMPORARY BATHROOM
- CLOSE TO WINCHMORE GREEN FOR CAFES, RESTAURANTS AND BRITISH RAIL
- SHARE OF FREEHOLD

Ref: PRA10853

Viewing Instructions: Strictly By Appointment Only



General Description

Rare to market this ground floor maisonette boasts two double bedrooms and sits on an impressive corner plot.

Located in popular Winchmore Hill the maisonette is a short stroll to bustling Winchmore Green with its many gastro pubs, cafes and amenities as well as being moments from Green Lanes for local shops and bus links towards Enfield and Palmers Green.

The property has a sleek modern feel throughout with a generous amount of living space. All rooms flow seamlessly from the hallway with a contemporary kitchen with dining space with direct access to the large garden to the right and good sized bright family living room with bespoke shutters to the left.

Myddleton Gardens is a quiet residential road which runs between Green Dragon Lane and Sherbrook Gardens. Close to good schools, Vicars Moor and Hazelwood Tennis Clubs and open spaces and just a short walk to British Rail Palmers Green for the City.

Property Information:
Tenure: Share of Freehold. Current lease to be extended during process. Length to be confirmed.
Local Authority: Enfield Borough
Council Tax: Band D
EPC Rating: Current 62; Potential 76

FRONT GARDEN: Communal pathway. Front garden with lawn area, shrubs and plants. Double gates to side. Brick and fence panels to front and side. Gate to rear/side garden.

ENTRANCE: Via hardwood door. Oak timber flooring. Radiator with casing. Storage cupboard. Doors to all rooms. Cornicing.

RECEPTION 1: Hardwood oak flooring. Limestone feature fireplace and hearth with gas fire (untested). 3 x UPVC double glazed windows to side and front aspect. Bespoke timber shutters. Radiator. Cornicing.

KITCHEN: Vinyl flooring. Fitted wall and base units with integrated washing machine and dishwasher. Granite worktops and splash back with under mounted sink. Integrated electric oven and gas hob. Integrated extractor fan. Under mounted lighting. Timber door to rear leading to rear garden. Wall unit housing combi boiler.

BEDROOM 1: Carpet. Cornicing. UPVC double glazed window with bespoke shutters to front aspect. Radiator.

BEDROOM 2: Carpet. Cornicing. UPVC double glazed window to side aspect. Radiator.

BATHROOM: Porcelain floor tiles. Three piece suite comprising bath with side panel and shower with flexi hose and thermostatic valve. Circular ceramic basin with Wenge furniture. Close coupled W/C. 2 x UPVC obscure double window to side aspect. Porcelain wall tiles. White towel rail.

REAR GARDEN: Large Lawn area. Shed with power. Gravel area. Small shed. Double gates to Myddleton Gardens side. Side gate to front garden.

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:62

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

Band D





GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq ft. (71.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
Made with Metaplan 12/2014

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without

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