



Winkworth



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WENTWORTH PARK, LONDON, N3  
£625,000 LEASEHOLD

# A LUXURY HIGH SPEC GROUND FLOOR GARDEN APARTMENT

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for every step...

[winkworth.co.uk](http://winkworth.co.uk)

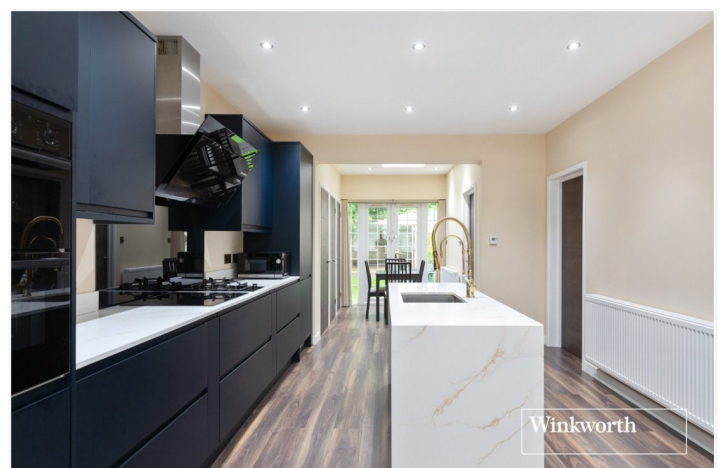


## DESCRIPTION:

We are pleased to offer this modern ground floor garden flat, ideally located for local amenities, transport links and recreational parkland, such as Victoria Park and Dollis Valley Greenwalk. The property comprises of an open plan living/newly fitted kitchen with Feature Island, Quartz worktops and integrated Bosch appliances, three bedrooms and bathroom. Further benefits include an alarm system, intercom, off street parking for one car, a High EPC Rating, a private rear garden with an outbuilding with full electricity, which has been set up to accommodate the 'Work from Home' lifestyle or a perfect gym/games room. Offered on a chain free basis, an internal viewing is highly recommended!

## AT A GLANCE

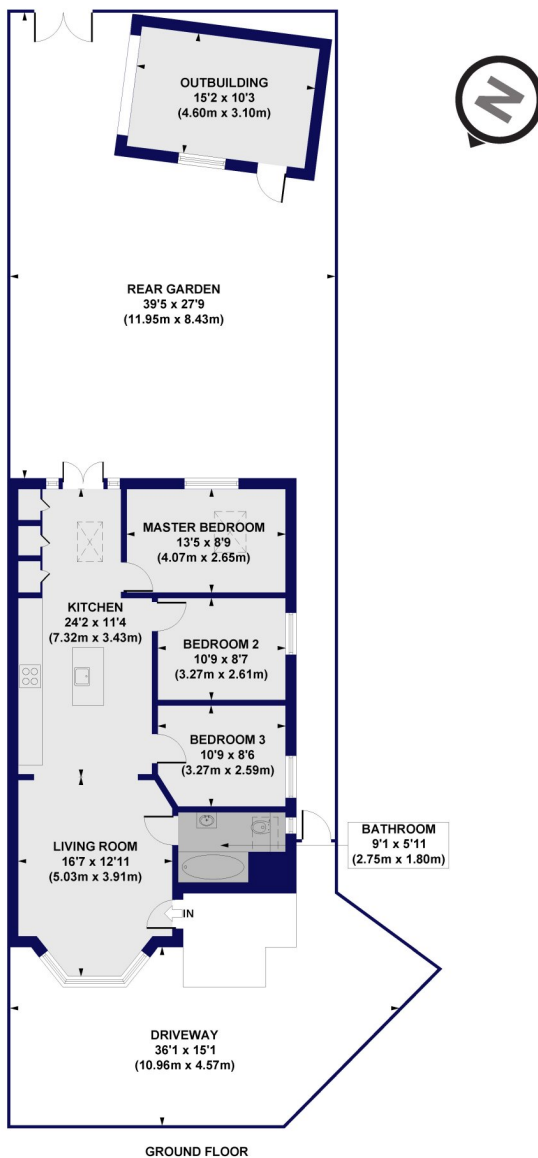
- Ground Floor
- Open plan living
- Modernised to a high specification
- Three bedrooms
- Private rear garden
- Outbuilding
- Parking
- Long Lease
- Chain free





# Wentworth Park, N3

Approx. Gross Internal Floor Area 1044 sq. ft / 96.99 sq. m (Including Outbuilding)



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 plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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: 123 year and 8 months

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A	84	84
(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, Scotland & Wales		EU Directive 2002/91/EC	



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