



WELLS MEWS, N11
OFFERS IN EXCESS OF £600,000 FREEHOLD

**A CONTEMPORARY FAMILY HOME WITH GENEROUSLY
SIZED ACCOMMODATION ARRANGED OVER THREE
FLOORS.**

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



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DESCRIPTION:

A stunning three double bedroom townhouse situated on a private road, close to Broomfield Secondary school, and within easy reach of Bowes Park Primary school, Arnos Grove tube station and Arnos Park. Constructed in 2016, this beautifully presented property boasts just under 1200 Sq.ft of light and spacious living accommodation arranged over three floors.

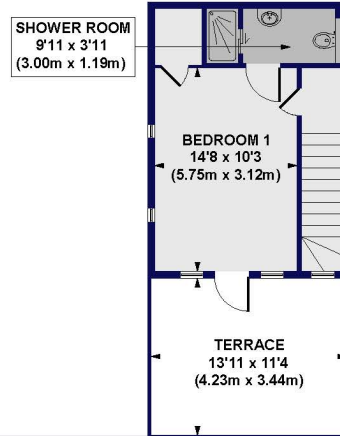
The ground floor features a superb open-plan space incorporating a reception room, a dining area, and a modern fitted kitchen with integrated appliances. Just off the entrance hall is a guest WC and two built-in cupboards, one of which has space and plumbing for a washing machine. The first floor provides two generously sized bedrooms and a large family bathroom with a contemporary suite. One of the bedrooms enjoys direct access to a private terrace. The principal bedroom is found on the second floor and benefits from an en-suite shower room and a large private terrace. Externally you will find a partly lawned front garden, driveway, and a bin storage area.

Note: The seller has advised Winkworth that they currently own a 45% share in the property, with the remainder owned by a housing association. However, we are advised that the property is offered for sale with a 100% share and the entire freehold interest. There is an unexpired building warranty valid until 11/09/2028 and an annual service charge of £565.

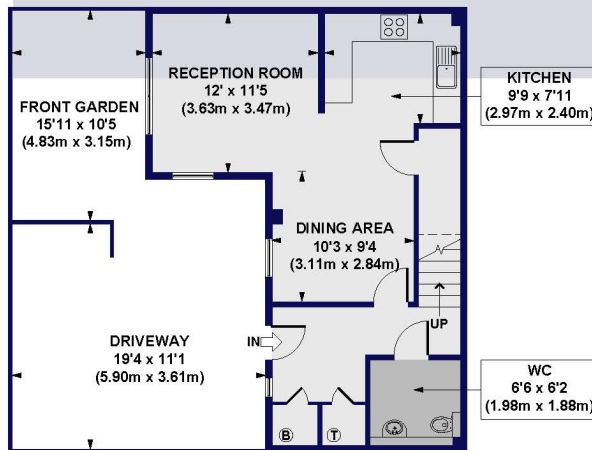


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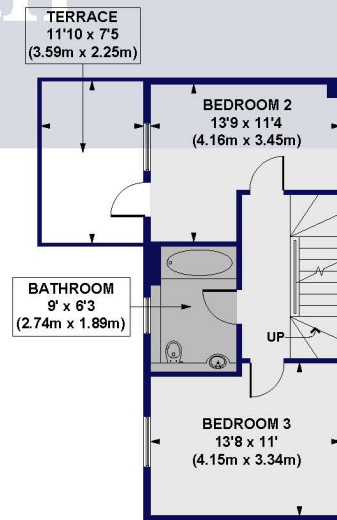
Approx. Gross Internal Floor Area 1196 sq. ft / 111.15 sq. m



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 256 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 517 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 423 SQ FT

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: Freehold

Service Charge: £565 per annum

Council Tax: London Borough of Enfield - Band E

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)	A		
(81-91)	B	87	88
(69-80)	C		
(55-68)	D		
(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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