



**Springbank, London, N21 1JH**

**Asking Price: £340,000**

*Leasehold*

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Offered chain-free, this well-presented one-bedroom top-floor flat is located in a quiet residential turning and benefits from residents' parking.

The accommodation comprises an entrance hall, a spacious reception room with French doors opening onto a private balcony, a modern fitted kitchen with integrated appliances and a gas hob, a double bedroom with fitted wardrobes, and a fully tiled three-piece bathroom. Additional features include a long lease of approximately 940 years, ample storage cupboards throughout, and an annual service charge of £1,556.

Positioned at the rear of the block, the property enjoys a peaceful setting while remaining conveniently located just over half a mile from Winchmore Hill Overground Station with services to Moorgate via Finsbury Park and open spaces of Grovelands Park and Oakwood Park are also close by.

- **CHAIN FREE FLAT**
- **SPACIOUS LIVING ROOM WITH BALCONY**
- **ONE BEDROOM WITH FITTED WARDROBES**
- **2ND FLOOR (TOP)**
- **SPACIOUS LIVING ROOM WITH BALCONY**
- **INTEGRATED APPLIANCES**
- **THREE PIECE BATHROOM**
- **LONG LEASE 940 YEARS**
- **SERVICE CHARGE £1556**
- **COUNCIL TAX BAND C**



Floor Plan

Total floor area 52.0 sq. m. (560 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by [www.focalagent.com](http://www.focalagent.com)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Hunters Whetstone

99 Russell Lane  
Whetstone  
N20 0BA

T: 020 8368 7138

E: [info@hunters-whetstone.co.uk](mailto:info@hunters-whetstone.co.uk)

[www.hunters-whetstone.co.uk](http://www.hunters-whetstone.co.uk)

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