



Compton Road, N21 3NU

£325,000 SHARE OF FREEHOLD

This top-floor one-bedroom apartment in a prime location offers a fantastic opportunity for first-time buyers or investors. The property features an open-plan living room with a modern fitted kitchen, providing a comfortable, light and stylish living space. The large double bedroom overlooks the quiet communal garden at the rear. Other benefits include a share of the freehold and use of the residents' off-street parking, on a first-come, first-served basis. Ideally located on a quiet residential road, it is also within a 3-minute walk of Winchmore Hill station (Trains direct to Moorgate) and the Green, a picturesque area known for its excellent cafés, restaurants and bars. With an appealing blend of location, style, and features, this apartment is a rare find in a sought-after neighbourhood.

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sight of the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.



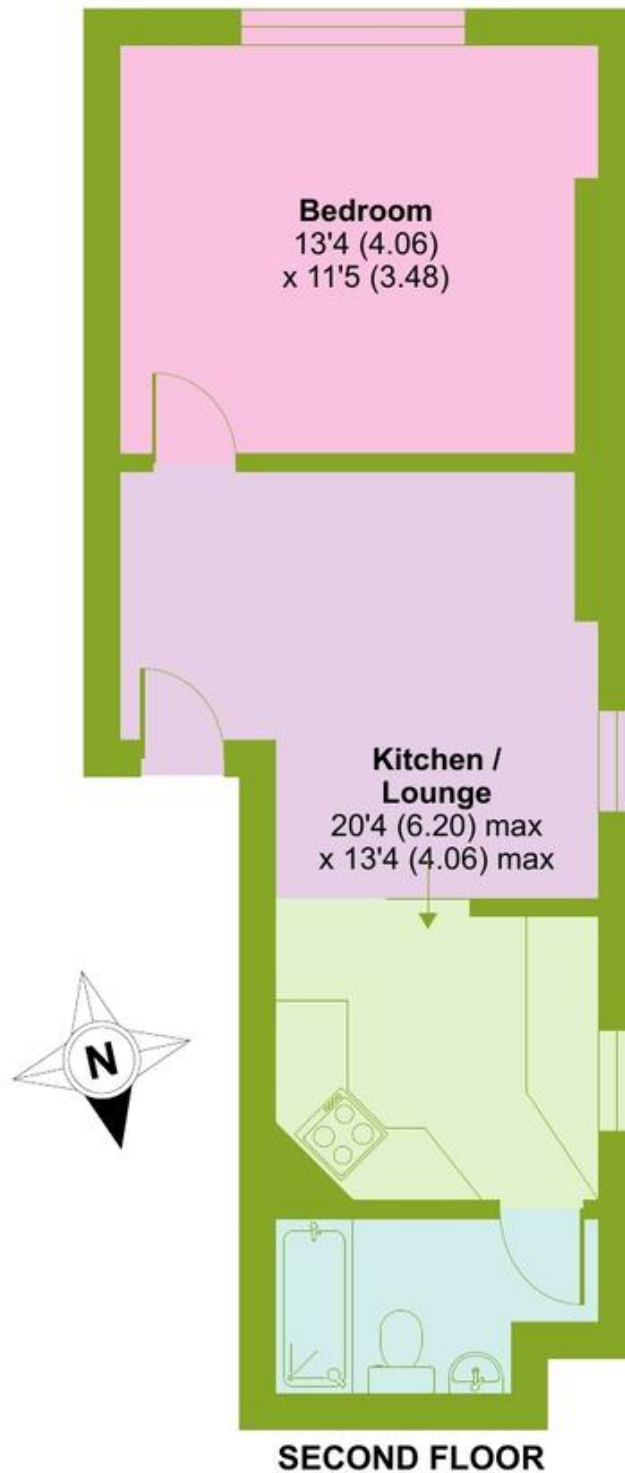


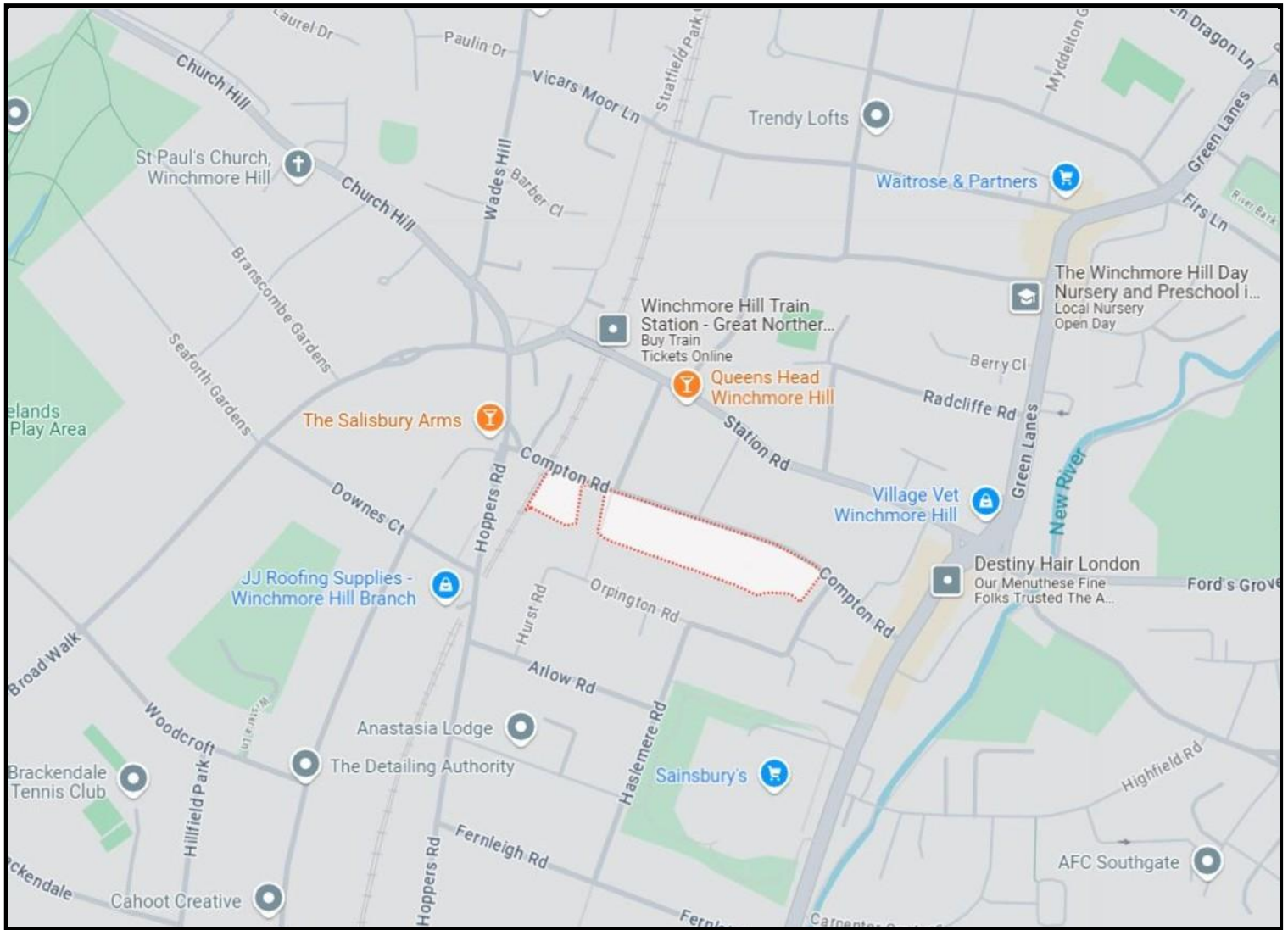
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Compton Road, Winchmore Hill, London, N21

Approximate Area = 409 sq ft / 38 sq m

For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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