



## Queens Avenue, N21 3JE

**£739,995 LEASEHOLD**

Contemporary living meets period charm in this stunning 3-bedroom, 2-bathroom duplex apartment, set within an imposing Victorian property backing onto the New River. Spanning approximately 2,000 sq ft, the apartment is in excellent decorative condition and features a spacious 19ft reception room, a fully fitted kitchen/dining room, three generous double bedrooms, two stylish bathrooms, a private bar area, and its own private entrance and a GF W.C. A standout feature is the large, South-West facing private roof terrace offering far-reaching river views—perfect for relaxing or entertaining. Ideally located near green open spaces and excellent transport links including Winchmore Hill Station, the property also benefits from being close to outstanding local schools such as Winchmore School and a wide range of shops and amenities including Sainsbury's, Waitrose, and vibrant high street amenities.

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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 not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted 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.

# Queens Avenue, Winchmore Hill, London, N21

Approximate Area = 1431 sq ft / 132.9 sq m

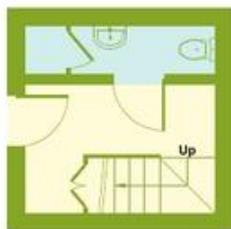
Limited Use Area(s) = 241 sq ft / 22.2 sq m

Total = 1672 sq ft / 155.1 sq m

For identification only - Not to scale



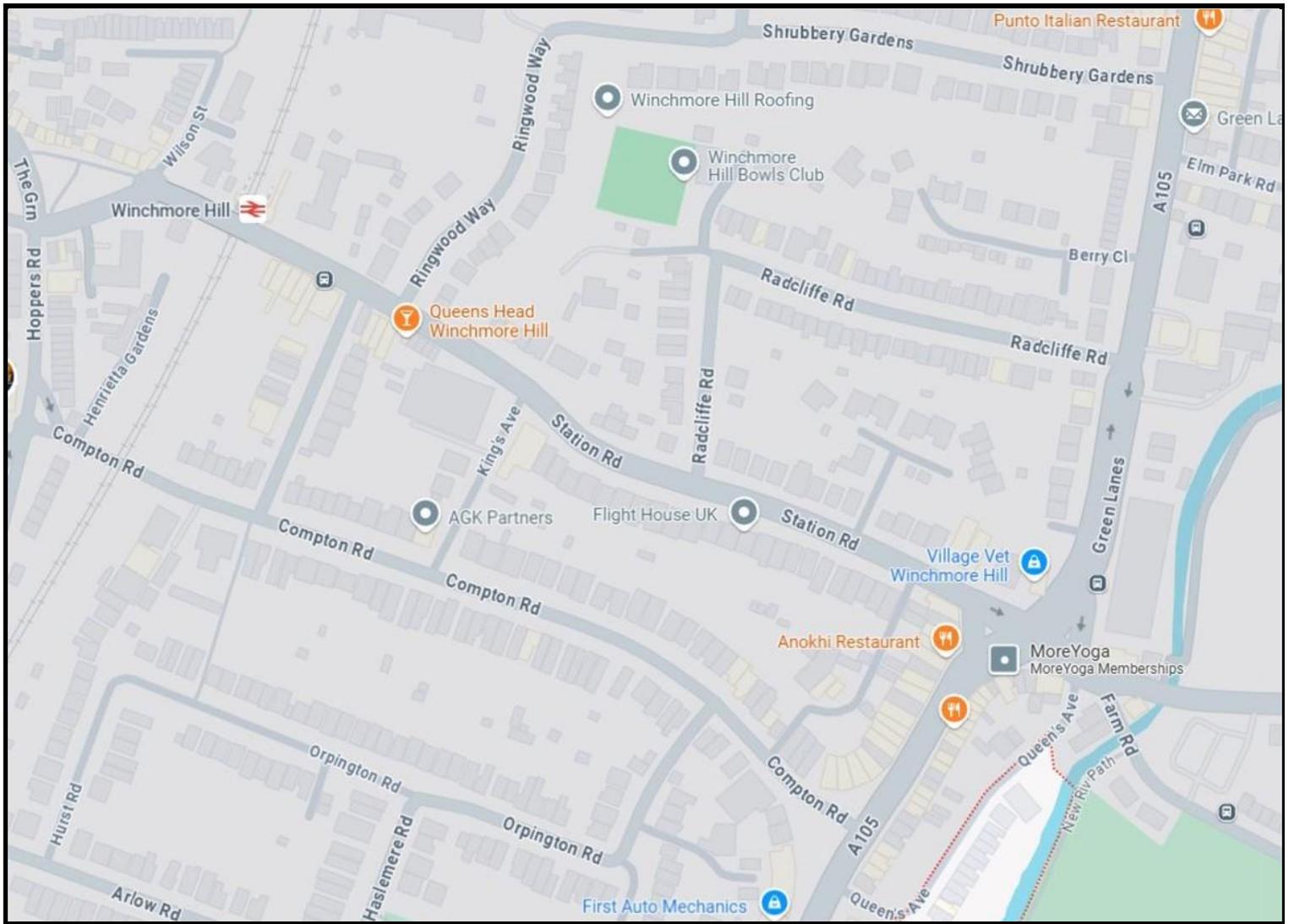
FIRST FLOOR



GROUND FLOOR

Denotes restricted head height





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		70 C
55-68	<b>D</b>		
39-54	<b>E</b>	53 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

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