

Blackwell Close, London, N21 1UL





Blackwell Close

A modern two double bedroom top floor apartment in a purpose-built block (built in 2007). The elevated position ensures the apartment is bright and airy throughout, with the bonus of ample loft space for additional storage. The property offers wonderful views of the leafy surroundings of Winchmore Hill, N21.

As you enter you are welcomed by an entrance hall, with the two spacious double bedrooms situated on either side. Both bedrooms feature floor-to-ceiling fitted wardrobes, while the master bedroom benefits from an en-suite bathroom. At the end of the hallway, you will find a spacious open-plan kitchen and dining area. The apartment also includes a separate family bathroom, and the kitchen equipped with integrated appliances.

This home comes with an allocated parking space and there are plenty of visitor bays, perfect for hosting guests.

The property is ideally located in the heart of Highlands Village, with local amenities such as Sainsbury's, Lloyds Pharmacy, a GP surgery, schools, and bus routes all within easy reach. Grange Park mainline station is just a 15-minute walk away.









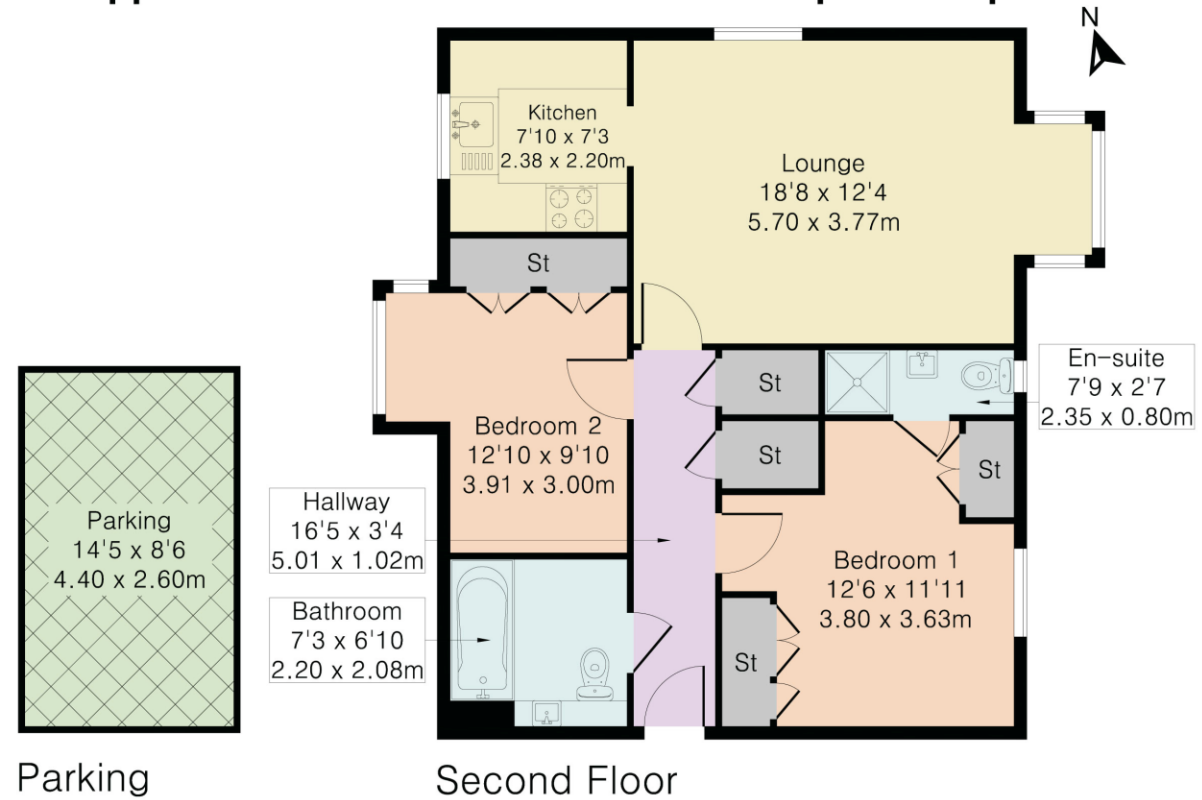








Approximate Gross Internal Area 674 sq ft - 63 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax - D
Local Authority – Enfield

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