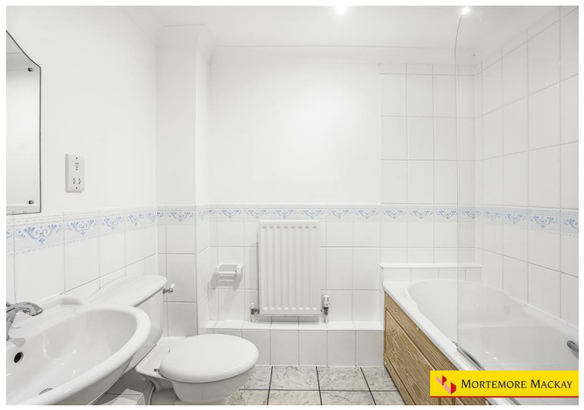
PAULIN DRIVE, N21 1AA















£675,000 Leasehold - Share of Freehold

- WELL PRESENTED GROUND FLOOR PURPOSE BUILT FLAT
- THREE DOUBLE BEDROOMS
- MAIN BATHROOM
- ENSUITE BATHROOM
- 20'9" X 16'6" RECEPTION ROOM
- MODERN FITTED KITCHEN/DINER
- BALCONY OVERLOOKING COMMUNAL GARDENS
- GATED UNDERGROUND PARKING
- CLOSE TO "THE GREEN" n21
- CHAIN FREE

naea | propertymark PROTECTED

These details are not guaranteed correct, nor do they form part of any contract.

19 The Grangeway Grange Park London N21 2HD Telephone: 020 8360 9873
Fax: 020 8360 6513 E-mail: info@mortemoremackay.co.uk Iris Mortemore FNAEA

Property Details

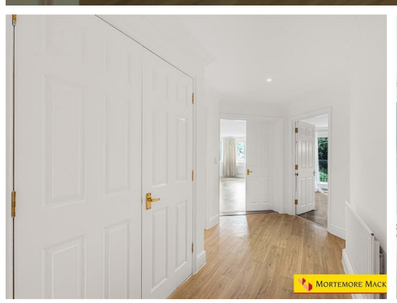
Placed in the desirable area of Paulin Drive, Winchmore Hill, this modern ground floor flat offers a perfect blend of comfort and convenience. With three well-proportioned double bedrooms, including one with an ensuite bathroom, this property is ideal for families or those seeking extra space. The second bedroom features a door leading to the front, providing easy access, while a main bathroom caters to the needs of residents and guests alike.

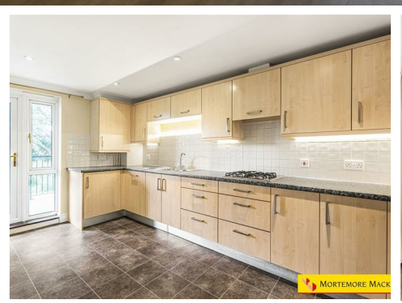
The heart of the home is a spacious reception room with double doors from the hallway, measuring an impressive 20'9" by 16'6", which is perfect for entertaining or relaxing. The modern fitted kitchen/diner installed in 2023 and complements the living space beautifully, making it a joy to prepare meals and dine in. A delightful balcony can be accessed from both the reception room and the kitchen, offering a serene spot to enjoy views of the well-maintained communal gardens.

This purpose-built apartment is conveniently located close to "The Green, N21" where you will find a variety of cafes, restaurants, and shops to explore. Winchmore Hill Station is also within easy reach, providing excellent transport links for commuting or leisure trips into central London.

Additional benefits include underground gated parking and a share in the freehold, adding to the appeal of this property. With no onward chain, this flat presents a fantastic opportunity for those looking to move in without delay. Whether you are a first-time buyer or seeking a new home, this property is not to be missed.

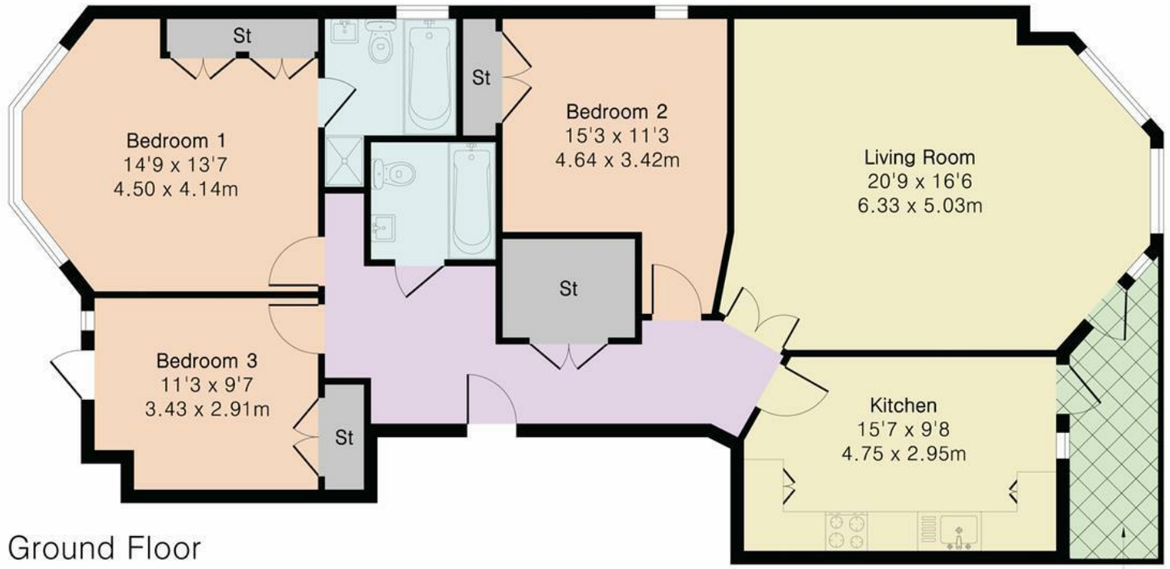








Approximate Gross Internal Area 1187 sq ft - 110 sq m



Ground Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

MORTEMORE MACKAY

