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Green Lanes
London



City House, 794 Green Lanes, London, N21 2BH

Stunning Modern Luxury Apartment with a Private Balcony – Winchmore Hill N21. Long Lease | Built 3 Years Ago | Selling Chain Free.

This beautifully presented, high-specification one-bedroom apartment offers an impressive 588 sq ft of stylish living space, complete with a generous private balcony. Located on the fifth floor of a modern, lift-serviced development built three years ago, the property is offered chain-free and perfectly positioned in the heart of Winchmore Hill N21.

Upon entering, a spacious utility cupboard resides to the left, providing excellent storage. Continuing into the home there is an open-plan kitchen, dining, and living area, featuring Quartz worktops, a breakfast bar, and sleek integrated appliances. Spanning over 24+ ft in length, this light-filled space is ideal for both entertaining and everyday living.

Large sliding doors open onto the private balcony, beautifully adorned with potted plants. From here, enjoy serene views over New River and the lush greenery of Winchmore Hill's cricket grounds and playing fields.

The well-proportioned double bedroom benefits from fitted wardrobes, while the contemporary, fully tiled bathroom boasts high-end finishes.

Location & Lifestyle

City House is set along the sought-after Green Lanes (N21), just moments from an array of independent cafés, restaurants, pubs, supermarkets, and everyday conveniences. Excellent transport connections are close by, with Winchmore Hill Station just 0.3 miles away, offering direct services to Central London in as little as 15 minutes, and to Moorgate/The City in around 32 minutes.

Additional Features:

- State-Of-The-Art Air Ventilation System
- 996-year lease
- Selling Chain Free
- 7 years NHBC guarantee remaining
- Triple glazing

An exceptional opportunity for first-time buyers, professionals, or investors alike. The apartment is also very secure for anyone looking for a Pied-à-terre; viewings are highly recommended.

















Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority: Enfield
Council Tax band: D
Tenure: Leasehold 995 years 11 months
Service Charge: £1,860

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