



## GREEN DRAGON LANE, N21 2LD



**£650,000 Freehold**

- GROUND FLOOR PERIOD CONVERSION
- TWO BATHROOMS
- UTILITY ROOM
- 65' REAR GARDEN
- GARAGE
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- CELLAR ROOM
- OFF STREET PARKING
- LEASEHOLD WITH OWNERSHIP OF FREEHOLD

## Property Details

Positioned on the charming Green Dragon Lane in London, N21, this exquisite ground floor apartment offers a delightful blend of period charm and modern convenience. Spanning an impressive 1,149 square feet, the property boasts its own front door, providing a sense of privacy and independence.

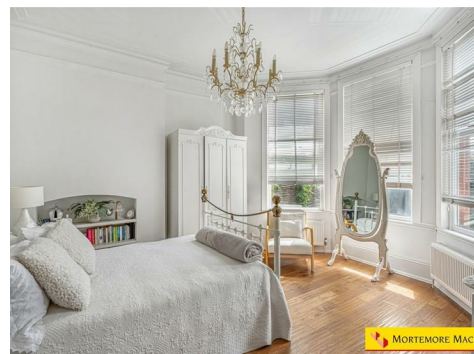
Upon entering, you are welcomed into a spacious twenty-five-foot reception room, featuring a lovely period fireplace that adds character and warmth to the space along with doors onto the decked area. The apartment comprises two generously sized double bedrooms, ensuring ample room for relaxation. The two bathrooms, one of which is en-suite, are thoughtfully designed to cater to your needs.

The modern fitted kitchen is a highlight, complete with a window that overlooks the garden, allowing natural light to flood the space. Additionally, a utility room offers practicality, while a converted cellar provides extra storage or a potential study area.

Outside, the property is equally impressive. The front of the apartment accommodates parking for one car, and there is a garage for added convenience. The garden, extending to an impressive 65 feet, features a decked area that seamlessly connects to a beautifully maintained lawn, surrounded by mature shrub borders and a charming seating area, ideal for outdoor entertaining or quiet contemplation.

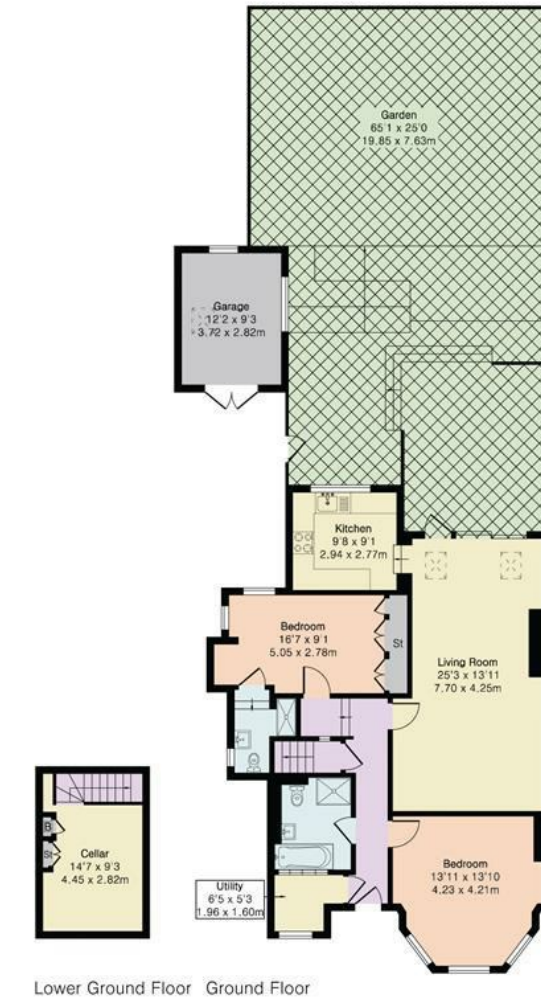
This fine home also has the added benefit of owning the freehold and receives a yearly ground rent from the flat upstairs.

This property not only benefits from a long lease but also includes ownership of the freehold, providing a rare opportunity for potential buyers. With its prime location and exceptional features, this apartment is a must-see for anyone seeking a stylish and comfortable home in London.



Approximate Gross Internal Area 1149 sq ft - 107 sq m  
(Excluding Garage)

Lower Ground Area 135 sq ft - 13 sq m  
Ground Floor Area 1014 sq ft - 94 sq m  
Garage Area 113 sq ft - 10 sq m



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

