



**Peter Barry**  
*working harder for you*

Tel: 020 8360 4777  
[www.pbea.co.uk](http://www.pbea.co.uk)



## Sylvan House, Hanbury Drive, Winchmore Hill, N211SZ

Peter Barry are delighted to offer this spacious, bright and airy two-bedroom purpose-built flat to the market.

Ideally located in the heart of Highlands Village, the property features a modern kitchen, two spacious bedrooms, a family bathroom, and a tasteful, neutral design throughout. It is also within the catchment area for some of Winchmore Hill's top primary and secondary schools. Additional benefits include allocated parking.

Perfect for working professionals and small families.

Contact our lettings team today to arrange a viewing.

**£1,750 PCM**

- Available from 24th May
- Two Bedroom
- Offered unfurnished
- Allocated parking
- 0.8 miles away from Grange Park Train Station
- Perfect for working professionals and small families.
- Viewing Highly Recommended!



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