



# Fernleigh Road, London

Offers In Excess Of £425,000

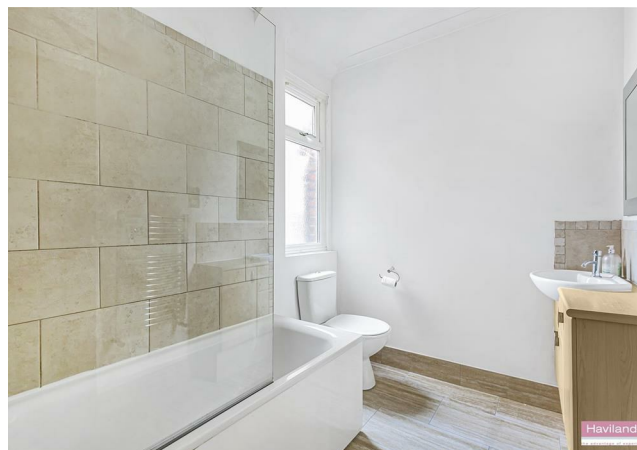
**Havilands**

the advantage of experience



- 2 double bedrooms
- 1st floor flat
- Spacious lounge
- 125 year lease
- Newly installed kitchen
- New carpets throughout
- Popular location
- Close to mainline station and schools
- Walking distance to The Green
- EPC: 51/E; potential 64/D

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



**\*CHAIN FREE - SPLIT LEVEL - PERIOD FEATURES\***

Havilands are pleased to present this 2 double bed, 1st floor Edwardian maisonette in a highly desirable location, within walking distance to Winchmore Hill Green. This property benefits from a 16ft bay fronted lounge with high ceiling, cast iron fireplace and sash windows. There are 2 double bedrooms, a part tiled bathroom and newly fitted kitchen with room for table and chairs. The property is well presented throughout with new carpets recently fitted. Location wise, it is within walking distance to Winchmore Hill mainline station (30 mins Moorgate) the eateries/delis/pubs and shops of The Green and Broadway plus close to excellent schools. This property is being sold with a new 125 year lease. Viewing highly recommended.

Tenure: Leasehold

Lease Remaining: 125 years

Ground Rent: £35pa

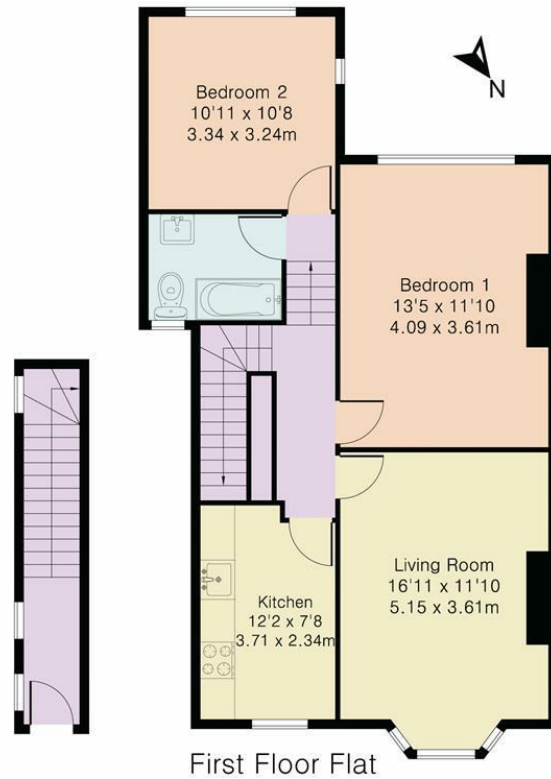
Service Charge: 0

Council Tax: Band D (£2065.48 24/25)

EPC Rating: Current 51(E); Potential 64(D)

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Approximate Gross Internal Area 812 sq ft – 75 sq m



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>		<b>64</b>
(39-54) <b>E</b>	<b>51</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	



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.



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 come by and meet the team  
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