



Old Park Ridings, N21

£4,800 Per Calendar Month



the advantage of experience



- Five Bedroom Semi-Detached House
- Off-Street Parking
- Two En-Suites
- Downstairs WC
- High Specification Kitchen/Dining Room
- South-East Facing Garden
- Walking Distance to Grange Park Mainline Station (Moorgate approx 30 mins)
- **Available from 1st April 2024**

For more images of this property please visit havilands.co.uk



Havilands are delighted to offer To Let, this FIVE BEDROOM SEMI-DETACHED HOUSE on Old Park Ridings, N21. Located on the border of Grange Park, this exceptional family home is set over three floors and is comprised of five bedrooms including two with en-suite bathrooms, family bathroom, lounge, office/study, downstairs WC and a stunning kitchen/dining room. The house also benefits from off-street parking and a south-east facing rear garden with an al-fresco dining area overlooking Salmons Brook. The house is ideally located with Grange Park Mainline station within walking distance, offering direct rail links into central London (Moorgate approx 30 mins). The house is also within walking distance of a number of local shops along Vera Avenue & The Grangeway. The property also falls within the catchment area of a number of sought after schools including Highlands School. Viewing is highly recommended. To arrange a viewing, please do not hesitate to get in touch.

Available from April 1st 2024

Property Information:

Local Authority: Enfield Borough

Council Tax: Band G (£3254.07 23/24)

EPC Rating: Current 61(D); Potential 77(C)

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Old Park Ridings, Winchmore Hill, London, N21 2EY
 Approximate gross Internal Area
 238.63 sq m / 2569 sq ft



This floor plan is for illustrative purposes only
 and must not be relied upon as a statement of fact.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 come by and meet the team
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