



Elm Park Road, London

Offers In Excess Of £365,000

Havilands

the advantage of experience



- Two Bedroom Flat
- Third Floor
- Share of Freehold
- Off-Street Parking
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 25 mins)
- Local Shops & Amenities Nearby
- Grovelands Park Within Walking Distance
- Ease of Access to A10 & A406

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



NO STAMP DUTY FOR FIRST TIME BUYERS

Havilands are pleased to offer For Sale, this TWO DOUBLE BEDROOM, SPLIT LEVEL apartment located on Elm Park Road, N21. Forming part of a period conversion and situated on the third floor, the property is comprised of two double bedrooms, bathroom, lounge and kitchen. The property also benefits from off-street parking for one vehicle. The property is ideally located with Winchmore Hill Mainline station (Moorgate approx 25 mins) being within walking distance, as well as an array of local shops and amenities including Sainsburys supermarket. The property is also ideally located with ease of access to both the A10 & A406 offering road links across the Borough and Greater London. Additionally the property is situated close to green space with Grovelands Park nearby as well as Firs Farm Wetlands and Winchmore Hill Sports Club also in close proximity. To arrange a viewing, please do not hesitate to get in touch.

Leasehold Information:

Tenure: Share of Freehold (Leasehold)

Lease Remaining: 987 Years

Ground Rent: £0.00

Service Charge: £0.00

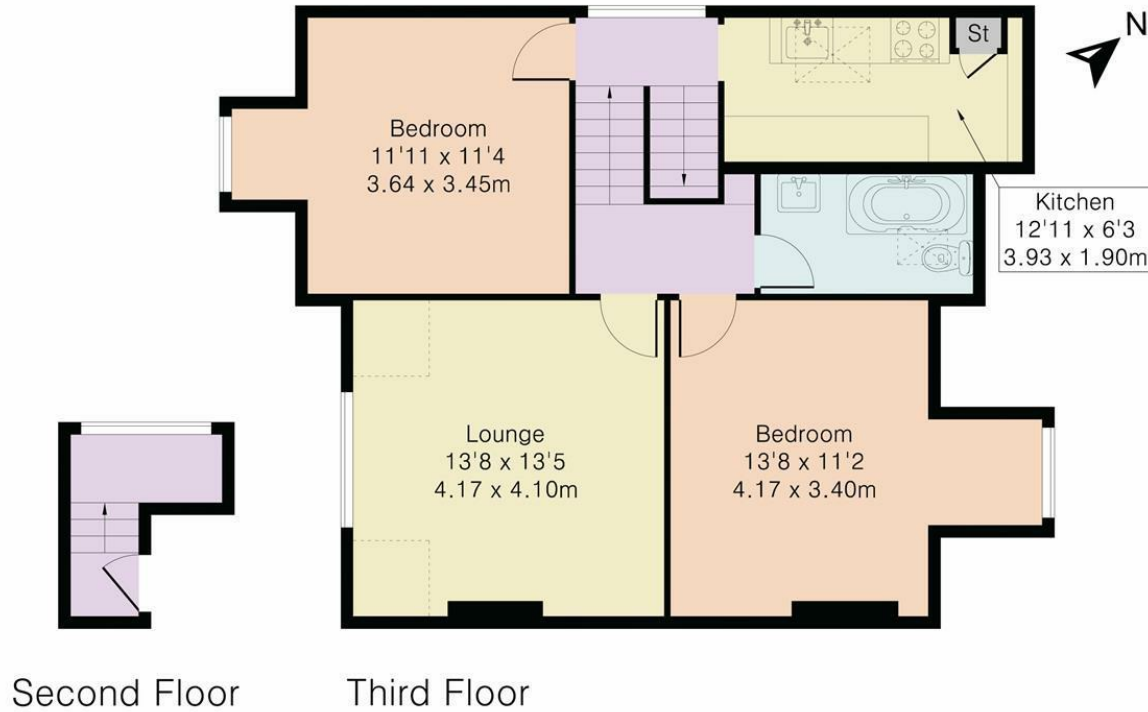
Local Authority: Enfield Borough


Council Tax: Band C (£1835.98 24/25)

EPC Rating: Current 75(C); Potential 78(C)

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Approximate Gross Internal Area 739 sq ft – 69 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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