



# Chesterfield Lodge, Winchmore Hill

£320,000

**Havilands**

the advantage of experience





- Chain Free
- Sought after location
- Close to Southgate tube
- 23 ft lounge
- Private balcony
- Excellent Transport Links
- Share of Freehold 900+ Years
- Moments from Winchmore Hill Green
- Built In Wardrobes to Bedroom



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



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Havilands are delighted to present this 1 double bedroom, purpose built, first floor flat with balcony and lift. The property boasts a 23ft living room with doors out to private balcony with views over well maintained communal gardens. Also features a separate kitchen, family bathroom and double bedroom with built in wardrobes. Located only moments walk away from Winchmore Hill Green, with its coffee shops, restaurants, boutiques and Grovelands Park. Excellent transport links with Winchmore Hill Station (National Rail Moorgate 29 minutes) and Southgate Underground (Piccadilly line) both a short walk away.

Leasehold Information:

Tenure: Share of Freehold

Lease Remaining: 900+ years

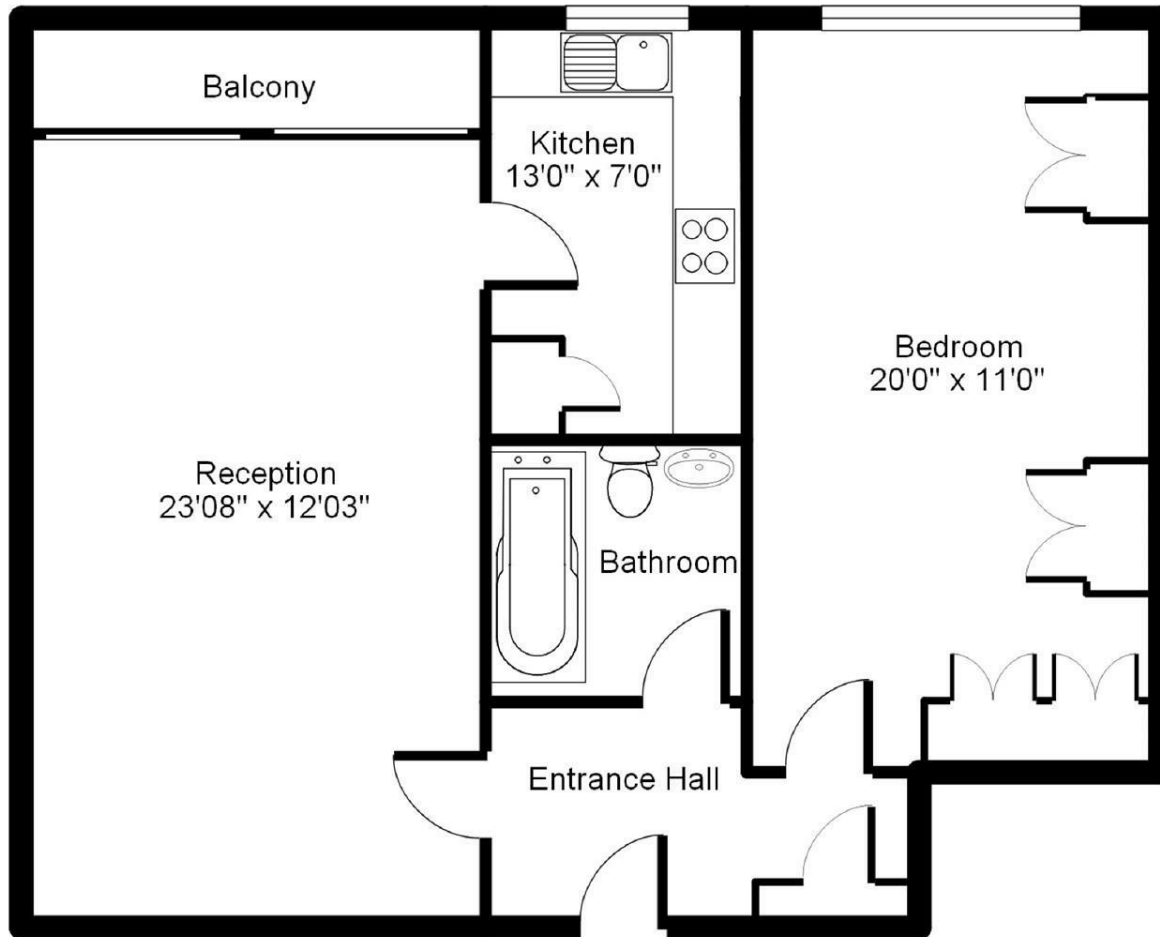
G/Rent: £0.00


S/Charge: £2,600 PA (includes Building Insurance)

Council Tax: Band D (£2065.48 24/25)

EPC rating: Current 78(C); Potential 82(B)

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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 	

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 come by and meet the team  
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