



# Sherbrook Gardens, London

Offers In Excess Of £550,000

**Havilands**

the advantage of experience



- Two Bedroom Maisonette
- Ground Floor
- Chain Free
- Share of Freehold - 170 Years Remaining
- Off-Street Parking
- Private Rear Garden w/Outbuilding
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Close to Local Shops & Amenities inc. Waitrose & Sainsburys
- Within Catchment of St. Paul's CofE & Highfield Primary Schools
- Ease of Access to A10 & A406



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM GROUND FLOOR MAISONETTE located on Sherbrook Gardens, N21. Located in the heart of Winchmore Hill, this property is an ideal starter home offering 871sqft of living space and is comprised of; two double bedrooms, family bathroom, lounge/diner and kitchen. The property also benefits from a good size private rear garden with outbuilding and off-street parking. Offered with a Share of Freehold with 170 years remaining on the lease, the property is ideally located for commuters with Winchmore Hill Mainline Station (Moorgate approx 30 mins) within walking distance as well as being within easy reach of public transport stops. Additionally the property is well placed for ease of access to A10 & A406 providing excellent road links across the Borough and Greater London. The property falls within the catchment area of sought after local schools including St. Paul's CofE and Highfield Primary Schools as well as Winchmore School. Also in close proximity are Keeble Prep, Grange Park Prep & Palmers Green High School. Also within easy reach of the property are a number of shops and amenities along Green Lanes including Waitrose & Sainsburys supermarkets. Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch with a member of the team.

Leasehold Information:

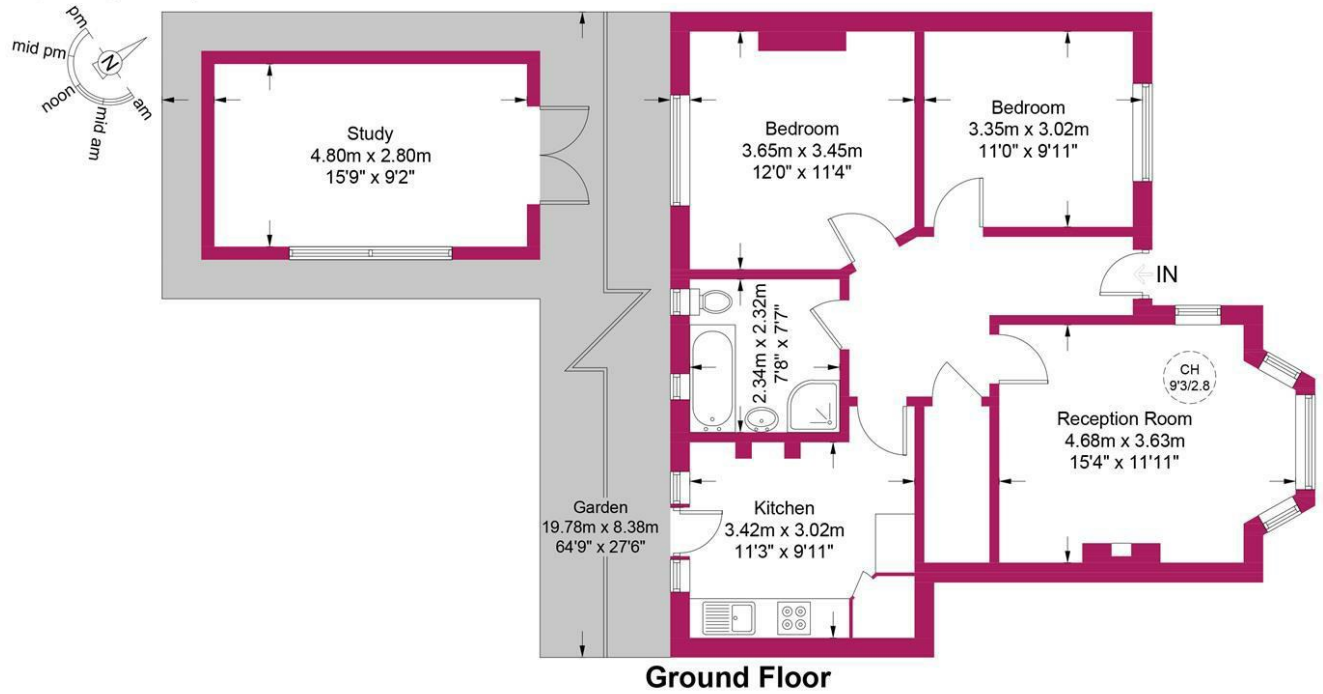
Tenure: Leasehold - Share of Freehold  
Lease Remaining: 170 Years (exp 17/05/2194)  
Ground Rent: £0  
Service Charge: £0  
Local Authority: Enfield Borough  
Council Tax: Band D (£2065.48 24/25)  
EPC Rating: Current 60(D); Potential 79(C)

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

# Sherbrook Gardens, N21

Approximate Gross Internal Area = 871 sq ft / 80.9 sq m

Study = 144 sq ft / 13.4 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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 come by and meet the team  
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