



# Farm Road, London

£325,000

**Havilands**

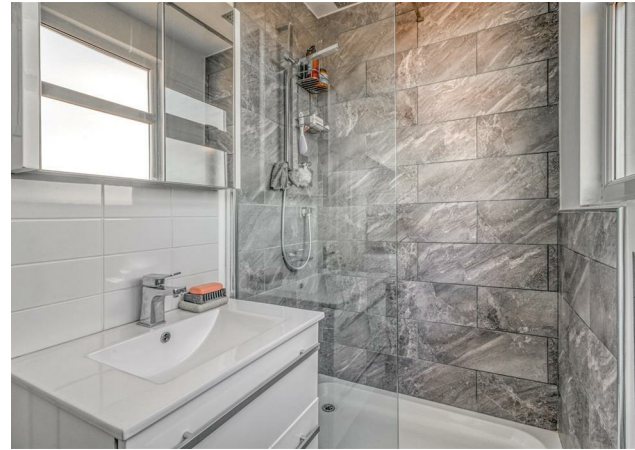
the advantage of experience





- VIRTUAL TOUR AVAILABLE
- 601 sq. ft
- Over 900 year lease
- Ideal first time buy
- 0.5 miles to Winchmore Hill train station
- 0.1 miles to Hillfield Primary School
- 0.1 miles to Winchmore Secondary School
- EPC Rated C
- One bedroom, split-level flat

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



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this refurbished split-level ONE BEDROOM PERIOD CONVERSION APARTMENT located on Farm Road, N21. This bright and airy apartment benefits from an open plan reception with a modern fitted kitchen, modern bathroom and double bedroom. The property is walking distance to Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 25 mins) as well as being within a short drive from Southgate Underground Station (Piccadilly). Farm Road is well positioned for ease of access to local shops, supermarkets and restaurants. Internal viewing is highly recommended to fully appreciate this unique property.

Property Information:

Tenure: Leasehold

Lease Remaining: 900+ years

Ground Rent: £1/year

Service Charge: £0

Council Tax: Band B (£1606.48 24/25)

EPC Rating: Current 75(C); Potential 77(C)

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