



Compton Road,  
£1,950 Per Calendar Month



- Minimum Income Requirement - £58,500/year
- Off-Street Parking
- Direct Access to Private Garden with Summer House
- 0.2 miles from Winchmore Hill National Rail Station
- Highfield Primary School (Outstanding) is 0.4 miles away and Winchmore Secondary School is 0.6 miles away.
- Two Bedroom Ground Floor Period Conversion
- Unfurnished
- Original Features
- Available 17th August



Havilands are pleased to present this 2 BEDROOM GROUND FLOOR PERIOD CONVERSION TO LET in Compton Road N21. This charming garden flat offers bright and spacious accommodation and is comprised of reception room, separate kitchen, 2 bedrooms and shower room. Plus direct access to private garden with summer house and off street parking.

Located just 0.2 miles from Winchmore Hill National Rail Station this property would suit professionals.

Highfield Primary School (Outstanding) is 0.4 miles away. Winchmore Secondary School is 0.6 miles away.

Available 17th August unfurnished.

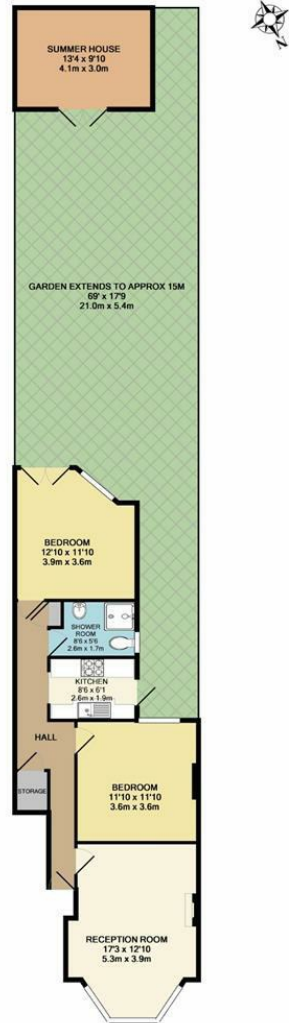
Local Authority: Enfield

Council Tax Band: D (2024/25 £2,065.48)

Minimum Income Requirement: £58,500

EPC Rating: Currently 66C Potentially 76C

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



TOTAL APPROX. FLOOR AREA 869 SQ. FT. (75.2 SQ. M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. Made with Metropac CAD/CAM

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>76</b>
(69-80) <b>C</b>	<b>66</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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