



Station Road, London

£360,000

Havilands

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- Open plan lounge/diner/kitchen
- 2 double bedrooms
- Minutes from station (30 mins Moorgate)
- Edwardian top floor conversion



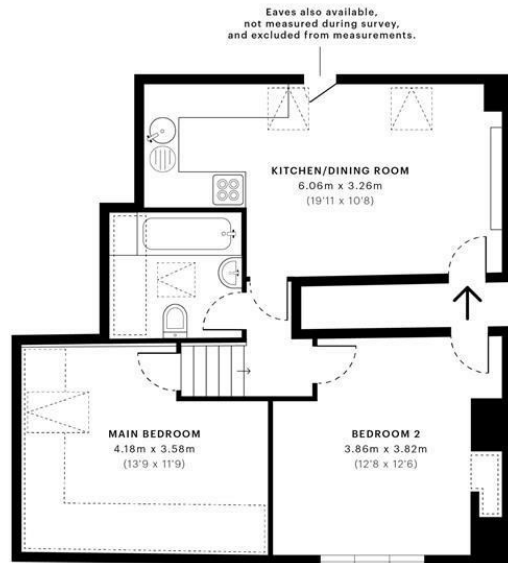
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Larger than usual converted split level top floor 2 bedroom loft apartment as part of an attractive Edwardian property. There is a bright lounge/dining room/kitchen, 2 double bedrooms and bathroom. Situated close to Winchmore Hill Green and very easy walking distance to Winchmore Hill Station (Moorgate in 30 mins) and various local amenities including shops, restaurants and pubs.



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— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
52.80 sqm / 568.33 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes windows, restricted head heights
50.92 sqm / 548.10 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Unlit use area under 1.5m
6.81 sqm / 73.30 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. Picts and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

area 38 residential: 52.56 sqm / 565.75 sqft
area 38 residential: 51.10 sqm / 550.04 sqft

area id: 61237c7531a4b980dc2a72fd2

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	80	82
(69-80) C		
(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	

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come by and meet the team

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