



# Compton Terrace, Winchmore Hill

£2,400

**Havilands**

the advantage of experience



- Fully Refurbished Three Double Bedroom Period Cottage
- New Fitted Kitchen
- Conservatory
- Spacious Bathroom
- 0.1 Miles from Winchmore Hill National Rail Station
- In the heart of Winchmore Hill Green
- Available 19th August Unfurnished



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



Havilands are delighted to present this newly refurbished three bedroom terraced cottage for rent on Compton Terrace. Located in the heart of Winchmore Hill Green this stunning cottage boasts a conservatory, new kitchen and bathroom, low maintenance artificial grass garden and three double bedrooms. With great transport links this property is only 0.1 miles away from Winchmore Hill National Rail Station (Moorgate approx. 25 mins). Available 19th August. Unfurnished.

Local Authority: Enfield

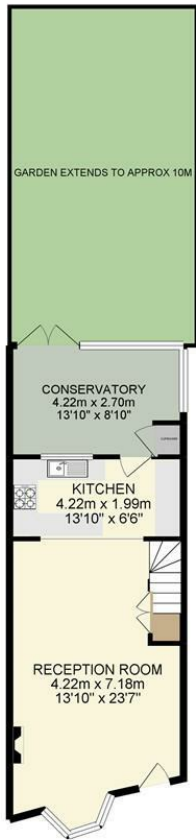
Council Tax Band: F (£2,983.47 2024/25)

Minimum Income Requirement: £72,000

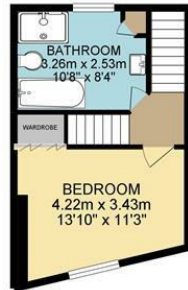
EPC Rating: Currently: 61D Potentially 72C

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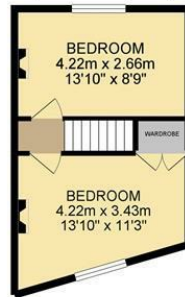
GROUND FLOOR 47.14 sq. m.  
( 507.46 sq. ft. )



1ST FLOOR 26.61 sq. m.  
( 286.44 sq. ft. )



2ND FLOOR 26.69 sq. m.  
( 287.29 sq. ft. )



TOTAL FLOOR AREA : 100.45 sq. m. ( 1081.20 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>61</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	

havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY



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