



Hoppers Road, London

£600,000

Havilands

the advantage of experience



- Two Bedroom Maisonette
- Off-Street Parking
- Private Garden
- Share of Freehold - 999 Years Remaining on Lease
- Ground Floor
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Ease of Access to A10 & A406
- Within Catchment of St. Paul's CofE & Highfield Primary Schools
- Within Catchment of Winchmore School
- Walking Distance to Local Shops & Amenities inc. Sainsburys & Waitrose supermarkets



Havilands are delighted to offer For Sale, this TWO BEDROOM GROUND FLOOR MAISONETTE on Hoppers Road, N21. Situated on the GROUND FLOOR and forming part of a PERIOD CONVERSION, the property offers 934sqft of living space, off street parking, private rear garden and is comprised of: two bedrooms, family bathroom and a large open-plan lounge/kitchen/dining room.

Sold with a SHARE OF FREEHOLD, the property is within walking distance of Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins). A short drive from the property is Southgate Underground Station (Piccadilly) also providing direct rail links into London with additional connections to Thameslink and Overground lines. The property is an ideal starter home and falls within the catchment area of St. Paul's CofE & Highfield Primary Schools as well as Winchmore School. The property is also well placed with a number of local shops and amenities easily accessible on The Green, in addition to Sainsburys & Waitrose supermarkets on Green Lanes. Viewing is highly recommended - to arrange yours, please get in touch with a member of the team.

Leasehold Information:

Tenure: Share of Freehold (Leasehold)

Lease Length: 999 Years from 2024

Lease Remaining: 999 years

G/Rent: £NIL

S/Charge: £NIL

Local Authority: Enfield Borough

Council Tax: Band D (£2065.48 24/25)

EPC Rating: Current 59(D); Potential 71(C)

For more images of this property please visit havilands.co.uk

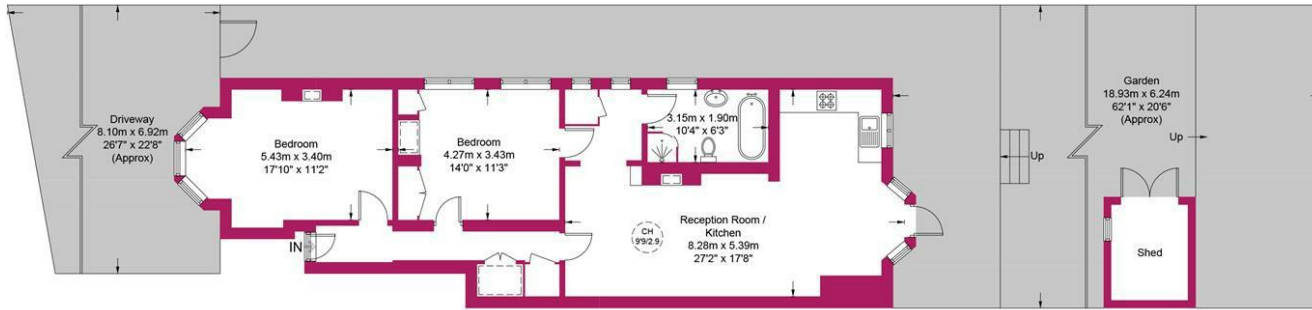
Hoppers Road, N21

Approximate Gross Internal Area = 934 sq ft / 86.8 sq m

Restricted Height = 18 sq ft / 1.7 sq m



= Reduced headroom below 1.5m / 5'0"



Ground Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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