



# Hyde Park Gardens, London

Guide Price £775,000

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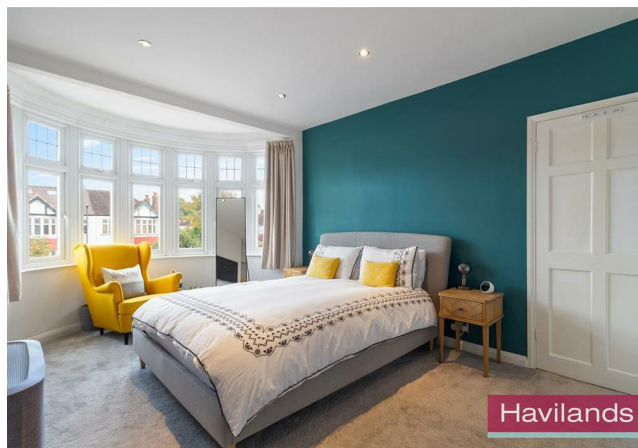
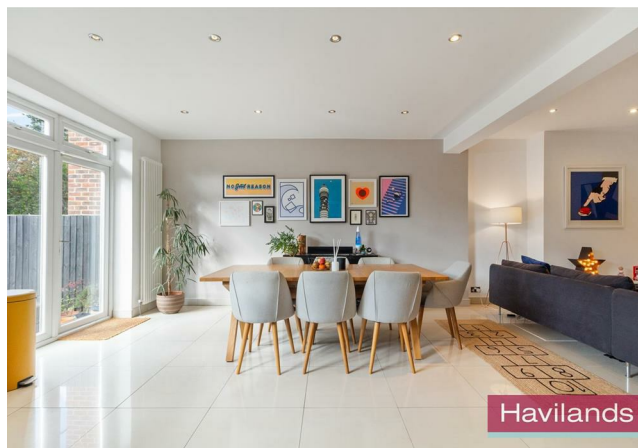




- \*\*Guide Price: £775,000 - £800,000\*\*
- Three Bedroom House
- Off-Street Parking
- Large Garage with Potential to Convert
- Downstairs WC
- Within Catchment of Highfield Primary School
- Within Catchment of Winchmore School, Edmonton County School & Latymer School
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Potential to Extend (STPP)
- Local Shops & Amenities inc. Sainsburys & Waitrose Nearby



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



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Havilands are pleased to offer For Sale, this THREE BEDROOM HOUSE located on Hyde Park Gardens, N21. Offering 2058sqft of living space, the property has been extended to the rear, offers potential to extend into the loft (STPP) and is comprised of three bedrooms, family bathroom, reception room, open plan kitchen & dining room and a downstairs WC. The property also benefits from a mature rear garden, off-street parking and a large garage to the rear of the garden with the potential to convert to a home office/studio.

An ideal family home, the house falls within the catchment area of Highfield Primary School (OFSTED: Outstanding) as well as Winchmore, Edmonton County and Latymer Schools. The house is also within walking distance of Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) as well as being a short drive to Southgate Underground (Piccadilly) and Bush Hill Park Overground Stations (Liv. St. approx 30 mins).

The house is close to green space with Firs Farm Wetlands Park nearby as well as being within easy reach of a number of shops and amenities along Green Lanes including Sainsburys and Waitrose supermarkets. A short drive from the property is Colosseum Retail Park also offering a wide range of leisure and retail outlets accessible via the A10 which is also easily accessed. Viewing is highly recommended.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band F (£2983.47 24/25)

EPC Rating: Current 68(D); Potential 86(B)

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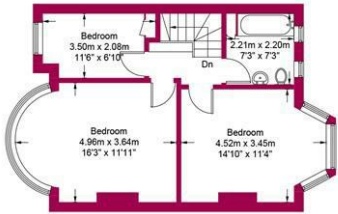
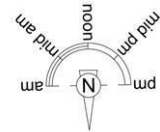


## Hyde Park Gardens, N21

Approximate Gross Internal Area = 2058 sq ft / 191.1 sq m

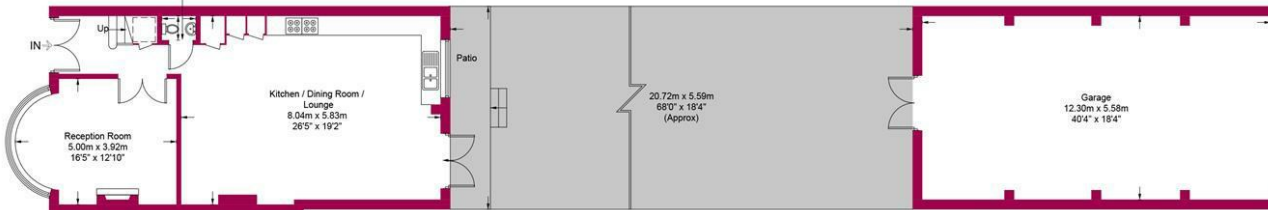
Restricted Height = 6 sq ft / 0.6 sq m

Garage = 758 sq ft / 70.4 sq m



First Floor

1.06m x 0.74m  
3'6" x 2'5"



Ground Floor

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</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	

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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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