



Farm Road, London

£325,000

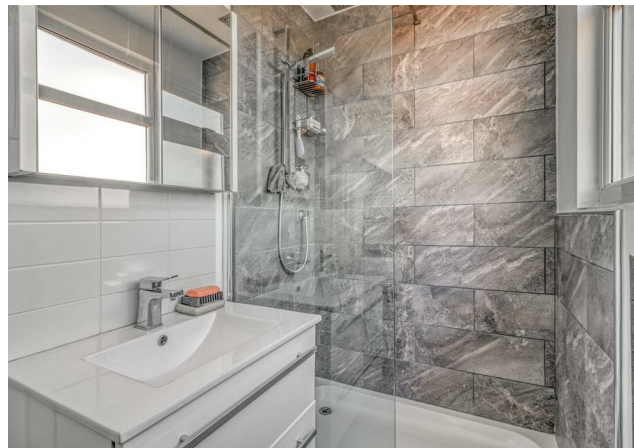
Havilands

the advantage of experience



- VIRTUAL TOUR AVAILABLE
- 601 sq. ft
- Over 900 year lease
- Ideal first time buy
- 0.5 miles to Winchmore Hill train station
- 0.1 miles to Hillfield Primary School
- 0.1 miles to Winchmore Secondary School
- EPC Rated C
- One bedroom, split-level flat

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



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this split-level ONE BEDROOM PERIOD CONVERSION set across the first and second floors. Located on Farm Road, N21, the property is comprised of a double bedroom, bathroom and open plan lounge & kitchenette. The property also boasts significant storage space within the eaves.

Offered with a remaining lease well in excess of 900 years, the property is within walking distance of Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins). Additionally, the property is well placed for ease of access to both the A10 & A406 offering excellent road links across the wider borough. Also within walking distance of the property are a plethora of local shops and amenities along Green Lanes including Waitrose & Sainsburys.

Viewing is recommended - to arrange yours, please get in touch.

Property Information:

Tenure: Leasehold

Lease Remaining: 900+ years

Ground Rent: £1/year

Service Charge: £0

Council Tax: Band B (£1606.48 24/25)

EPC Rating: Current 75(C); Potential 77(C)

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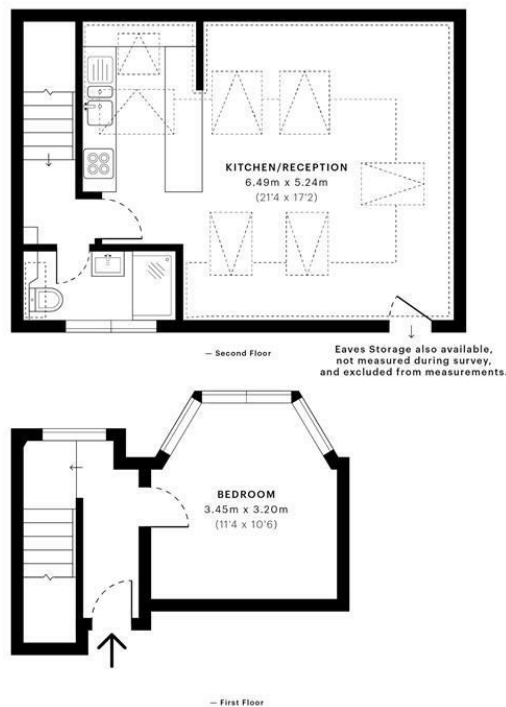


Farm Road, N21

CAPTURE DATE: 05/10/2021 LASER SCAN POINTS: 1,351,745

GROSS INTERNAL AREA

56.31 sqm / 606.12 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
56.31 sqm / 606.12 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes extensions, external head height
52.10 sqm / 560.80 sqft

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

RESTRICTED HEAD HEIGHT
Unlit use area under 1.5m
15.32 sqm / 164.90 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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 3B residential: 34.80 sqm / 370.51 sqft
area 3C residential: 52.80 sqm / 569.33 sqft
*Excluded from measurements
spec id: 0156cf8564c58e0dd8dd8ca

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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come by and meet the team

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

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