



Broad Walk, N21

£2,699,995

Havilands

the advantage of experience





- Five Bedroom Detached House, with Additional Sixth Bedroom In The Loft Space
- Chain Free
- Set Within 0.24 Acre Plot
- Almost 5000sqft of Living Space
- Elegant Period Features inc. Stained Glass Windows & Feature Fireplaces
- Principal Suite w/En-Suite & Dressing Room
- Four Reception Rooms & Home Office
- Double Garage & Gated Driveway
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of St. Paul's CofE Primary School



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



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Havilands are delighted to offer For Sale on a CHAIN FREE basis, this fantastic five bedroom detached house on Broad Walk, with an additional sixth bedroom in the loft space. Located on one of North London's most desired roads, the property sits on a plot spanning 0.25 acres and offers 4989sqft of living space across three floors. The house is comprised of: six bedrooms including en-suite and dressing room to the Principal bedroom, a family bathroom, four reception rooms, home office, spacious kitchen diner overlooking the garden and downstairs shower room. The property also benefits from a double garage, gated driveway with additional parking for a number of vehicles and an approx 70ft rear garden.

Exuding timeless charm and grandeur, this distinguished residence blends original character features such as stained glass windows and fireplaces with exceptional space and comfort. Ideally located just a short walk from Winchmore Hill Mainline Station (Moorgate approx. 30 mins), it also offers excellent connectivity to Overground, Underground and Thameslink services.

Families will appreciate the proximity to top-performing schools including St. Paul's CofE Primary, Winchmore School, and respected independents such as Keble Preparatory and Palmers Green High School. Grovelands Park, with its scenic grounds and year-round leisure offerings, lies close by, as do the boutique shops, cafés and supermarkets of The Green and Green Lanes. Viewing strictly by appointment.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band H (£4328.04 25/26)

EPC Rating: Current 53(E); Potential 82(B)

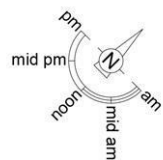
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## Broad Walk, N21

Approximate Gross Internal Area = 4989 sq ft / 463.5 sq m

Restricted Height = 705 sq ft / 65.5 sq m



## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>82</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>53</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<br>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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Measurer**

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come by and meet the team

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