



# The Glade, London

£440,000

Havilands

the advantage of experience





- Chain free two-bedroom ground floor maisonette
- Approx. 645 sq ft of living space
- Spacious Lounge/Diner and separate Kitchen
- Private rear garden
- Located on The Glade, N21 (Winchmore Hill / Southgate borders)
- Within walking distance of Southgate Underground (Piccadilly Line) and Winchmore Hill Mainline (Moorgate ~30 mins)
- Convenient access to A10 & A406 road links
- Catchment for sought-after schools including Eversley Primary, Grange Park Primary & Highlands
- Close to independent schools including Keble Prep & Palmers Green High
- Surrounded by local shops, supermarkets & green spaces including Oakwood Park & Grovelands Park





Havilands are pleased to offer For Sale on a CHAIN FREE basis, this TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE located on The Glade, N21. Situated on the border of Winchmore Hill and Southgate, the property has a bright and specious reception room with a feature fireplace and French doors leading directly to a private rear garden, Two Double Bedrooms, Family Bathroom, Lounge/Diner and Kitchen. Further benefits include a remaining lease of 929 years.

An ideal first home, the property is well positioned for commuters with both Southgate Underground Station (Piccadilly Line) and Winchmore Hill Mainline Station (Moorgate approx. 30 mins) within walking distance. Excellent transport connections are also available via nearby bus routes, while the A10 and A406 provide convenient road links across the wider Borough and beyond.

Families will appreciate the property's location within catchment for several highly regarded schools, including Eversley Primary, Grange Park Primary and Highlands. Well-reputed independent options are also close by, such as Keble Prep and Palmers Green High School.

Everyday amenities are within easy reach, with local shops as well as larger supermarkets including Sainsbury's (Highlands Village) and Asda (Southgate) nearby. For leisure and recreation, Oakwood Park and Grovelands Park are both within walking distance, the latter offering scenic nature trails, a boating lake and pitch'n'putt facilities.

**Leasehold Information:**

Tenure: Leasehold

Lease Length: 999 Years from 25/03/1955

Lease Remaining: 929 Years

G/Rent: £5/year

S/Charge: £0/year

Local Authority: Enfield Borough

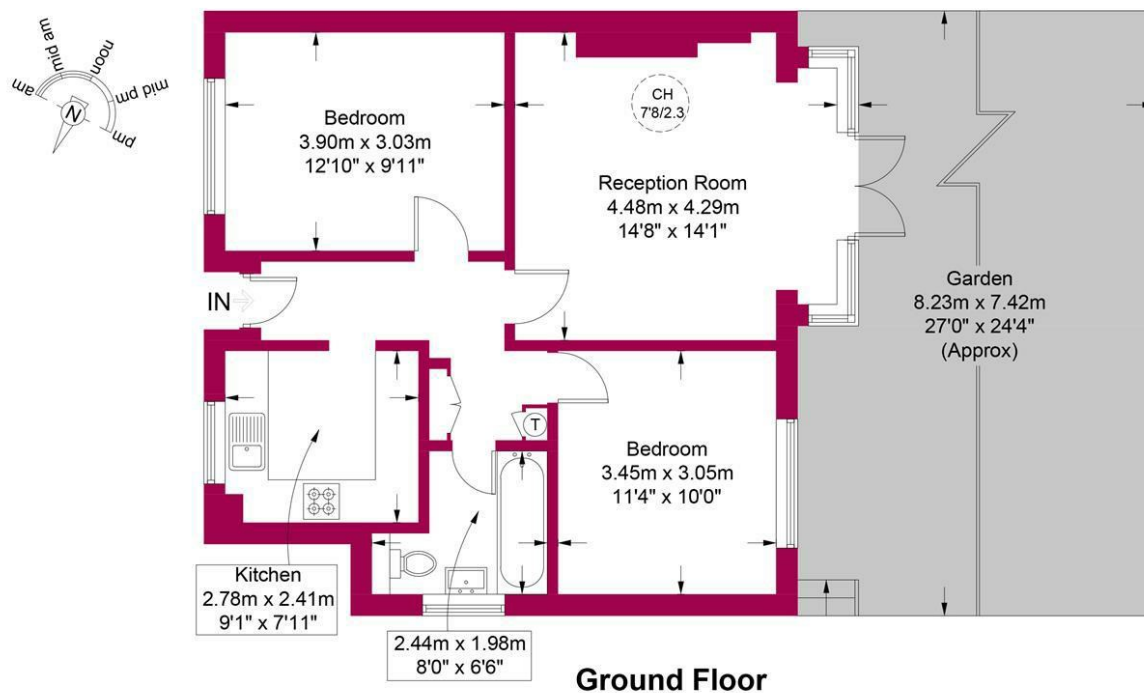
Council Tax: Band D (£2164.02 25/26)

EPC Rating: Current 71(C); Potential 79(C)

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

## The Glade, N21

Approximate Gross Internal Area = 654 sq ft / 60.8 sq m



### 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>                            | 71                         | 79        |
| (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<br>2002/91/EC |           |

**Havilands**

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.



havilands | 020 8886 6262

come by and meet the team

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

**Havilands**

the advantage of experience