

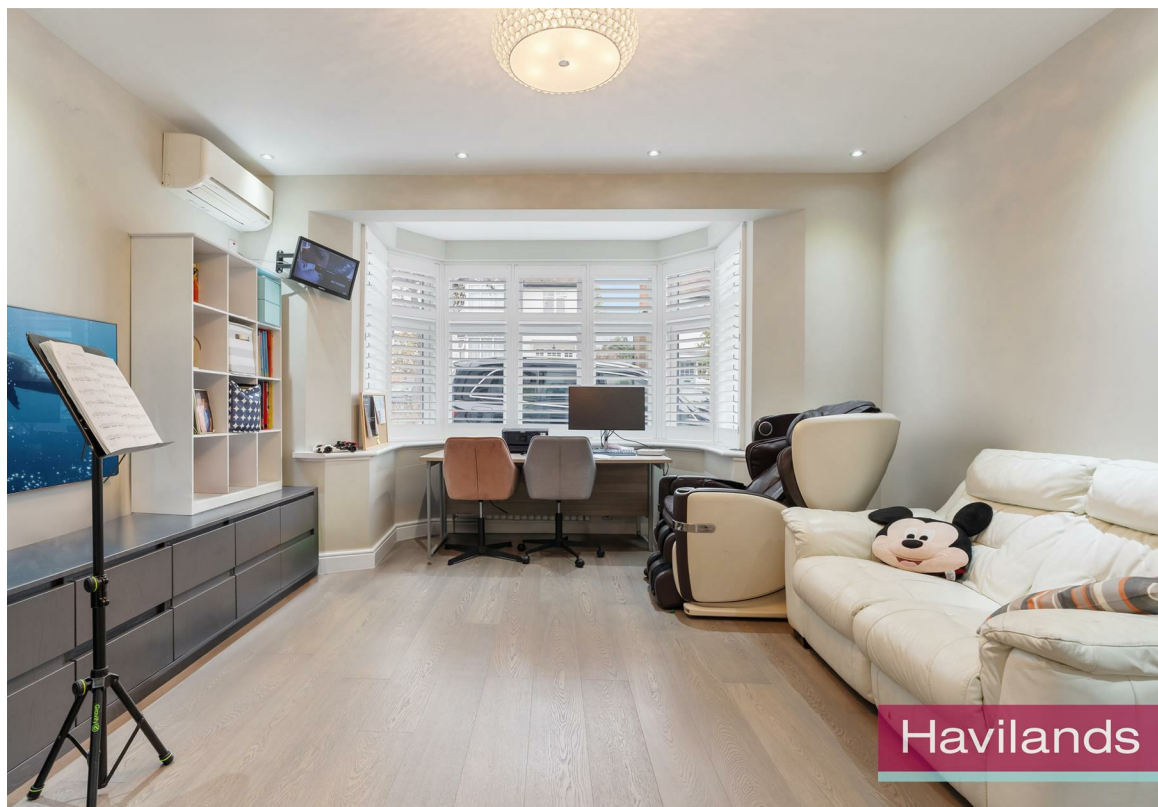


Park View, London

£1,250,000

Havilands

the advantage of experience



- Impressive four-bedroom semi-detached family home on Park View, N21
- Offering over 2,150 sq. ft. of versatile living space across three floors
- Principal bedroom with en-suite, plus three additional generous bedrooms
- Two elegant reception rooms ideal for entertaining and family life
- Spacious kitchen, utility room, and downstairs shower room
- Beautiful rear garden approaching 100ft, perfect for outdoor dining and play
- Includes a garden house with bathroom – ideal as studio, office or guest space
- Off-street parking providing added convenience
- Walking distance to Winchmore Hill Station & Southgate Underground (Piccadilly Line)
- Overlooking Grovelands Park and within catchment for Eversley, West Grove, St. Paul's & Highlands Schools



Havilands are delighted to bring to market this fantastic four-bedroom semi-detached house located on Park View, N21. Perfectly suited to family living, this spacious home offers over 2,150 sq. ft. of accommodation arranged across three well-planned floors. The property comprises four generous bedrooms, including an en-suite to the principal bedroom, a family bathroom, two elegant reception rooms, a large kitchen, utility room, and a downstairs shower room. To the rear, a beautifully maintained garden approaching 100ft provides ample space for entertaining and play, complemented by a garden house complete with bathroom—ideal as a studio, guest space or home office. The property also benefits from off-street parking.

Ideally positioned, Winchmore Hill Mainline Station and Southgate Underground (Piccadilly Line) are both within walking distance, offering convenient access into Central London (Moorgate approx. 30 mins) and beyond. For drivers, the A10 and A406 provide quick connections across North and Greater London.

Residents enjoy easy access to the vibrant town centres of Winchmore Hill and Southgate, home to an array of shops, cafés, and amenities including Sainsbury's and Waitrose.

Overlooking the much-loved Grovelands Park, the house benefits from scenic views and direct access to green space, with its boating lake, nature trails and park café just moments away. Locally, The Green offers popular spots such as Hopper & Bean, Pot'n'Bun, and Carlos @ B&V.

For families, Park View sits within catchment of highly regarded schools including Eversley, West Grove and St. Paul's CofE Primary Schools, along with Highlands School. Keble, Salcombe Prep and Palmers Green High School are also nearby. An outstanding opportunity to acquire a beautifully presented family home in one of Winchmore Hill's most desirable settings.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band F (£3125.81 25/26)

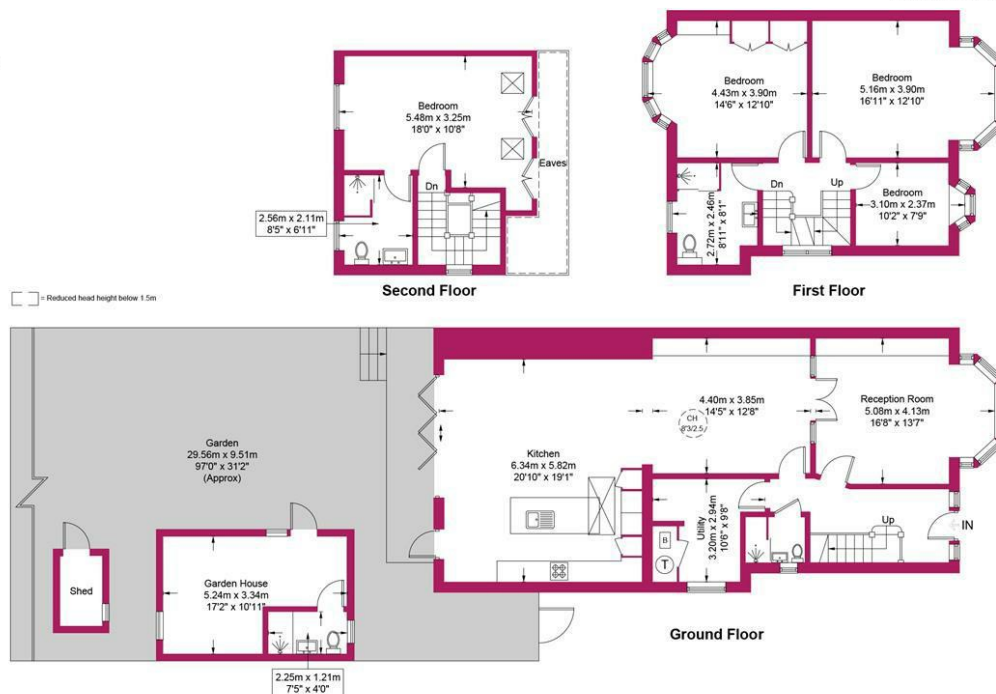
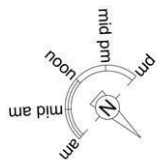
EPC Rating: Current 65(C); Potential 80(C)

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

Park View, N21

Approximate Gross Internal Area = 2160 sq ft / 200.7 sq m

Garden House = 189 sq ft / 17.6 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(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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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.



**Certified
Property
Measurer**

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come by and meet the team

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