



Church Hill, N21

Offers Over £450,000

Havilands

the advantage of experience



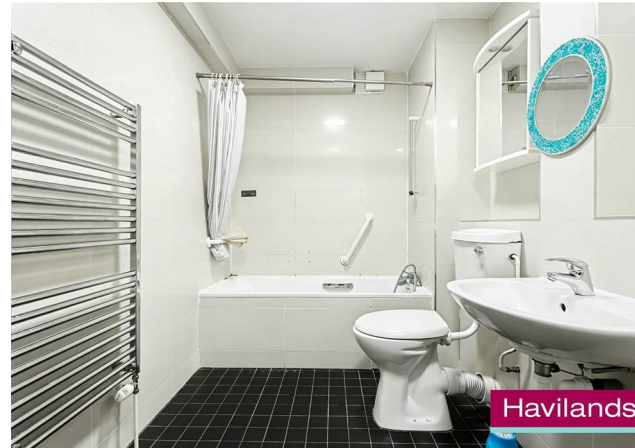
- Larger Than Average, Two Bedroom, Ground Floor Apartment
- Off Street Parking and Garage
- Private Terrace
- Reception Room, Dining Room and Separate Kitchen
- Two Double Bedrooms with Built In Wardrobes
- Share of Freehold
- Within Easy Reach of both Winchmore Hill Station (Moorgate approx. 30 mins) and Southgate Station (Piccadilly Line)
- Convenient for Amenities on Winchmore Hill Green and Southgate High Street
- In Catchment of several sought after Schools including Eversley Primary (OUTSTANDING) Keble Prep School and St Paul's CofE Primary



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



Havilands



Havilands



Havilands



Havilands

Havilands are delighted to offer this TWO BEDROOM, GROUND FLOOR APARTMENT in the ever popular Chesterfield Lodge, N21. This larger than average apartment boasts 1,106 sq ft of living space, a private terrace and off street parking to the rear plus garage. The property is comprised of reception room with access to private terrace, dining room, kitchen, two double bedrooms, both with built in wardrobes, family bathroom and ample storage. Ideally located for transport links being within easy reach of both Winchmore Hill Station (Moorgate approx. 30 mins) and Southgate Station (Piccadilly Line). Plus the property is just a stone's throw from picturesque Grovelands Park and is convenient for local shops, cafes and amenities on Winchmore Hill Green and Southgate High Street. The property is also in catchment of several sought after schools including Eversley Primary (OUTSTANDING) Keble Prep School and St Paul's CofE Primary. Viewing highly recommended.

Tenure: Share of Freehold

Service Charge: TBC

Ground Rent: TBC

Local Authority: Enfield

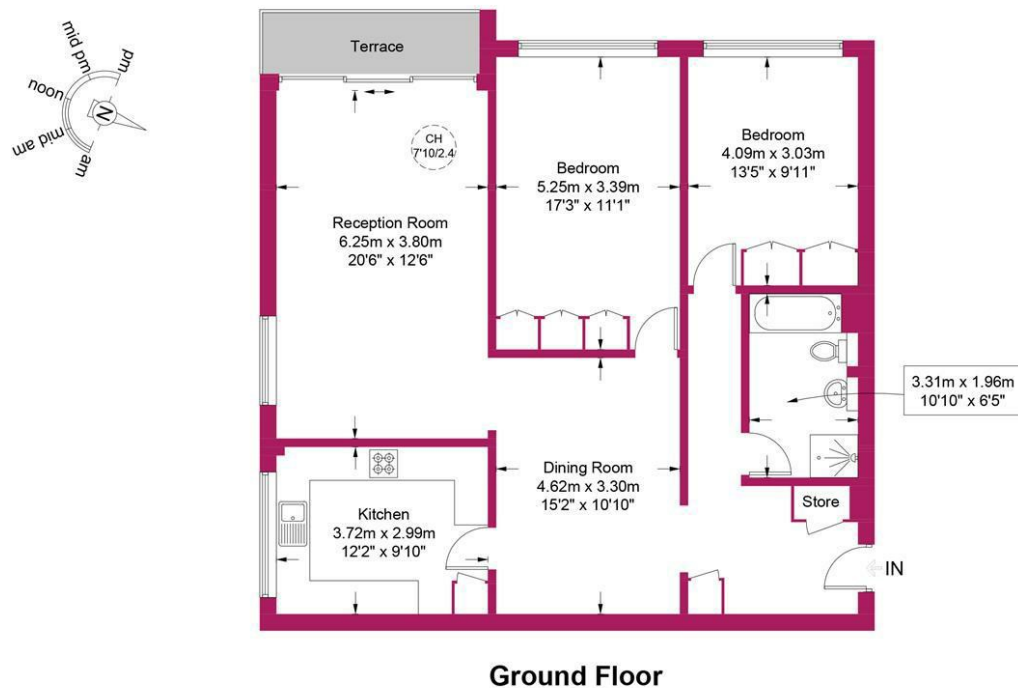
Council Tax Band: E (2025/26 £2,644.91)

EPC: Currently 75C Potentially 77C

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

Chesterfield Lodge, N21

Approximate Gross Internal Area = 1106 sq ft / 102.8 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.



**Certified
Property
Measurer**

havilands | 020 8886 6262

come by and meet the team

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

Havilands

the advantage of experience