



# Church Hill, N21

Offers Over £450,000

**Havilands**

the advantage of experience

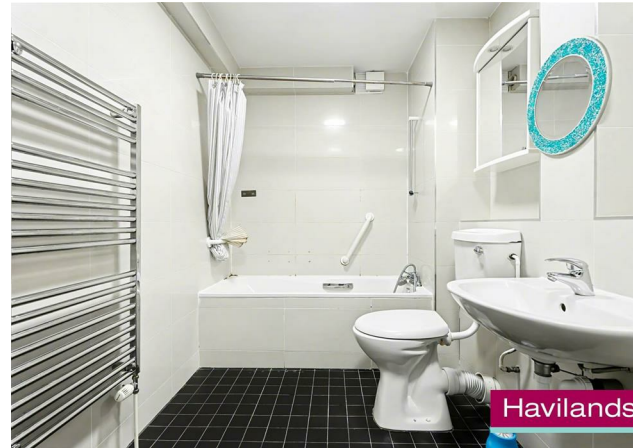




- Larger Than Average, Two Bedroom, Ground Floor Apartment
- Off Street Parking and Garage
- Private Terrace
- Reception Room, Dining Room and Separate Kitchen
- Two Double Bedrooms with Built In Wardrobes
- Share of Freehold
- Within Easy Reach of both Winchmore Hill Station (Moorgate approx. 30 mins) 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



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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.

#### Leasehold Information:

Tenure: Share of Freehold

Lease Remaining: 97 Years

Service Charge: £4072.56/year (25/26)

Ground Rent: £100/year

Local Authority: Enfield

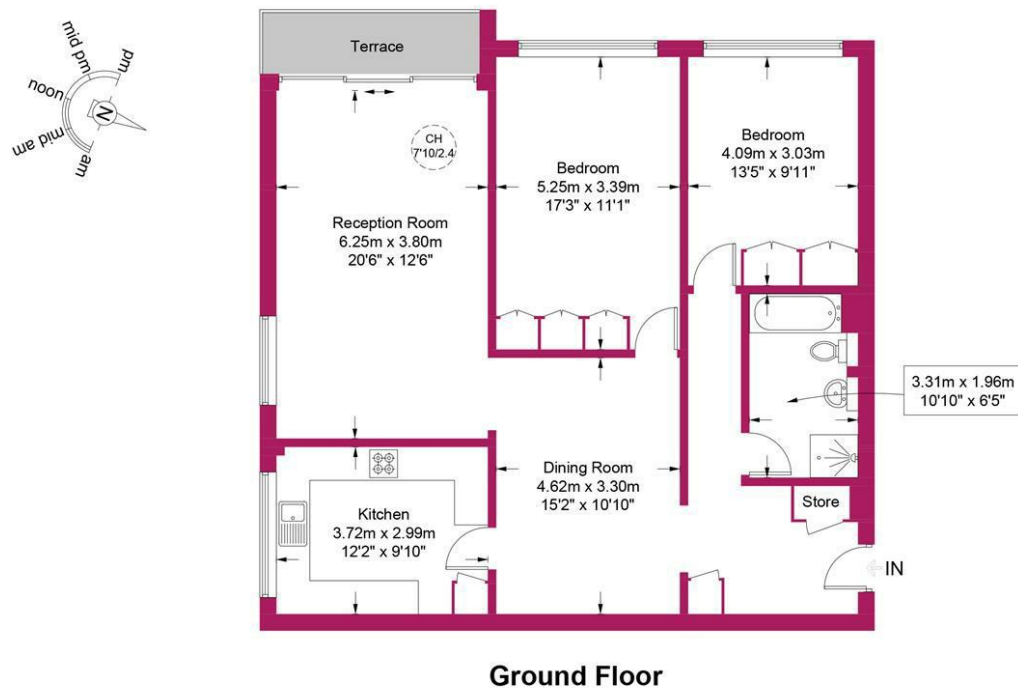
Council Tax: Band E (25/26 £2,644.91)

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


For more images of this property please visit [havilands.co.uk](http://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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>77</b>
(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 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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