



Church Hill, London

£2,100 Per Calendar Month

Havilands

the advantage of experience



- Minimum Household Income: £63,000 / year
- Ground floor three bedroom maisonette offering 815 sq ft of well-arranged living space
- Bright Lounge and generous Kitchen/Diner with access to private rear garden
- Walking distance to Winchmore Hill Station (Moorgate approx. 30 mins)
- Close to Southgate Underground Station (Piccadilly Line) and major road links A10 & A406
- Within catchment for St Paul's CofE Primary and near Highlands & Winchmore Schools
- Grovelands Park on the doorstep, with shops and amenities nearby



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



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Havilands are pleased to offer To Let this THREE BEDROOM MAISONETTE located on Hill House Close, N21. Set on the ground floor and offering 815 sq ft of well-arranged living space, the property features Three Bedrooms, a Family Bathroom, bright Lounge and a generous Kitchen/Diner, all complemented by a private rear garden — perfect for summer evenings or quiet outdoor space.

Available IMMEDIATELY and offered UNFURNISHED, the property is ideally positioned for commuters, with Winchmore Hill Mainline Station within walking distance providing direct links into Moorgate (approx. 30 mins) and easy connections to Overground, Underground & Thameslink services. Southgate Underground Station (Piccadilly Line) is also close by, while the A10 and A406 offer excellent road links across and into Central London.

Families will appreciate the strong selection of nearby schools, with the property falling within catchment for St Paul's CofE Primary and close to both Highlands and Winchmore Schools. Independent options including Keble, Grange Park Prep and Palmers Green High School are also easily accessible. Grovelands Park — one of the area's most loved green spaces — sits right on the doorstep, offering woodland walks, open lawns and a peaceful escape from the everyday.

Viewing is highly recommended.

Property Information:

Minimum Household Income: £63,000/year

Available: IMMEDIATELY

Furnishing: UNFURNISHED

Local Authority: Enfield Borough

Council Tax: Band D (£2164.02 – 2025/26)

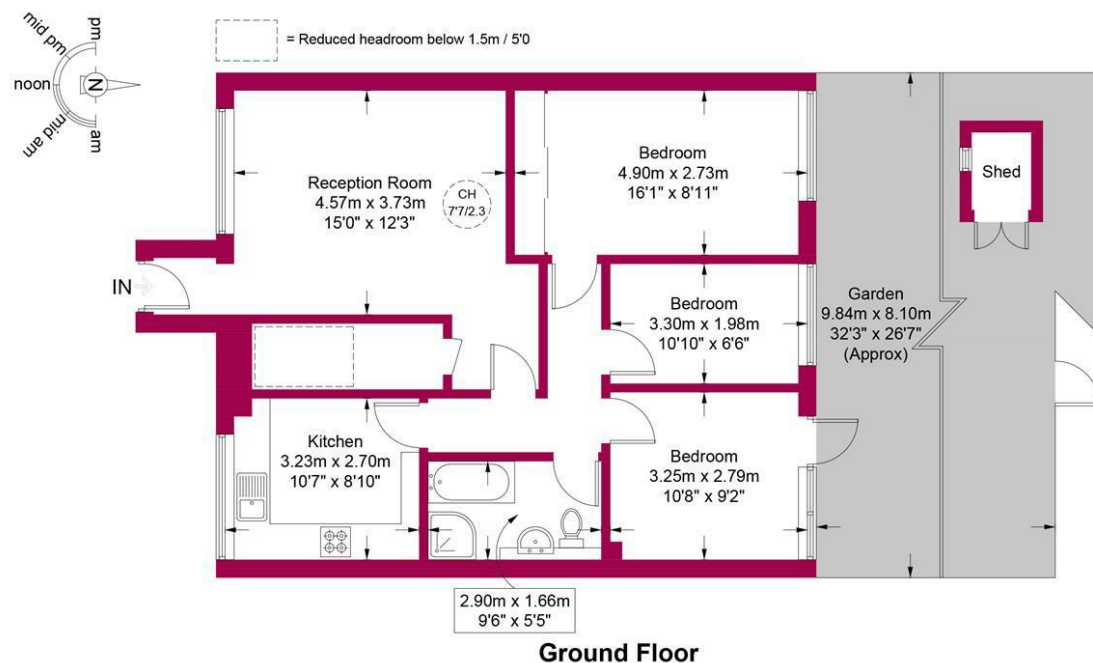
EPC Rating: Current 74 (C), Potential 79 (C)

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

Hill House Close, N21

Approximate Gross Internal Area = 815 sq ft / 75.7 sq m

Restricted Height = 20 sq ft / 1.9 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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	

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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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