



# Hoppers Road, N21

£1,400 Per Calendar Month

**Havilands**

the advantage of experience





- 1 bed flat
- Great location
- Separate kitchen
- Balcony
- Communal garden
- Can be furnished or unfurnished
- AVAILABLE FROM 5th JANUARY



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



Minimum Annual Income: £42,000/year

Havilands are pleased to offer To Let, this ONE BEDROOM FLAT located within Holly Lodge, Hoppers Road, N21. Positioned on the doorstep of The Green, the property offers over 470sqft of living space and is comprised of: Double Bedroom, Bathroom, Kitchen and Lounge/Diner. Set on the SECOND FLOOR, the property also benefits from a private balcony.

The property is excellent placed for commuters with Winchmore Hill Mainline Station a stone's throw away providing direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground and Thameslink services en-route. Public transport is also easily accessible with a number of bus stops in close proximity offering routes across the Borough.

There are a number of shops and amenities nearby on Green Lanes including Sainsburys supermarket. Along the Green there are a number of local favourite cafe's and conveniences including Shoppoint Convenience Store and Espresso & Co. Grovelands Park is within walking distance too offering plenty of green space alongside social and leisure events taking place throughout the year. Viewing is highly recommended.

Property Information:

Minimum Annual Income: £42,000/year

Furnished/Unfurnished: UNFURNISHED

Available: 5TH JANUARY 2026

Local Authority: Enfield Borough

Council Tax: Band C (£1923.57 25/26)

EPC Rating: Current 62(D); Potential 66(D)

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



Holly Lodge, N21

CAPTURE DATE: 07/04/2022 LASER SCAN POINTS: 34,958,998

GROSS INTERNAL AREA

43.77 sqm / 471.14 sqft



— Second floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
43.77 sqm / 471.14 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes windows, external floor heights  
41.70 sqm / 449.72 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
1.46 sqm / 15.72 sqft

RESTRICTED HEAD HEIGHT  
Unfitted use area under 1.5m  
0.00 sqm / 0.00 sqft




Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 38 RESIDENTIAL: 45.52 sqm / 489.07 sqft  
AREA 30 RESIDENTIAL: 43.91 sqm / 472.04 sqft

spec id: 634b1234bc39b50dbaacfc19

## 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>		
(55-68) <b>D</b>	62	66
(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 	

havilands | 020 8886 6262

come by and meet the team

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

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