



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

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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 Shopoint 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)

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Holly Lodge, N21

CAPTURE DATE: 07/04/2022 LASER SCAN POINTS: 34,058,998

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
41.78 sqm / 449.72 sqft

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

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

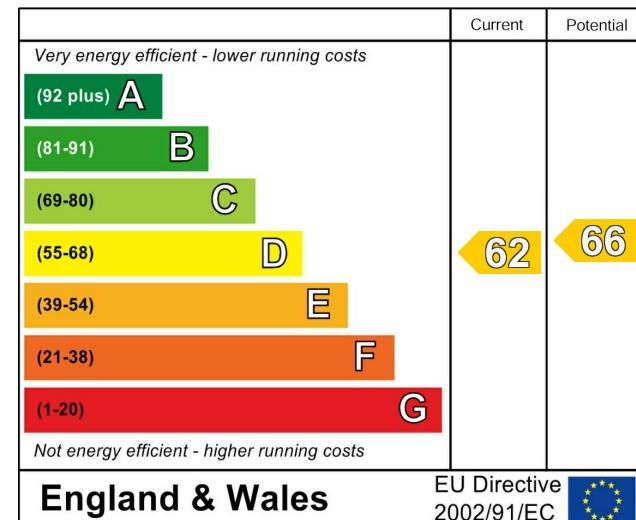


Space Verified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plots and gardens are illustrative only and excluded from all area calculations.
Doors, wardrobes and other internal features are not measured.
All measurements shown for the individual room lengths and widths
are the maximum points of measurements captured in the scan.

IPMS 3E RESIDENTIAL: 43.52 sqm / 469.07 sqft
IPMS 3C RESIDENTIAL: 43.91 sqm / 472.64 sqft
SPEC ID: 624b1234be3bb500dbaaacf19

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come by and meet the team
30 The Green, Winchmore Hill, London, N21 1AY

Energy Efficiency Rating



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