



Compton Road, London

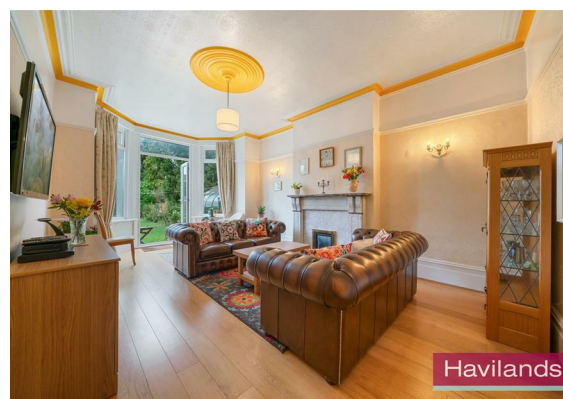
£1,100,000

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- Prestigious Compton Road, Winchmore Hill N21 location
- Elegant late-Victorian five-bedroom semi-detached home
- Almost 2,000 sq ft of spacious, character-filled living
- Three reception rooms, kitchen, utility & downstairs shower room
- Retains period features – fireplaces, coving, ceiling roses & sash-style windows
- Off-street parking plus south-west facing garden extending over 90 ft
- Within catchment for Highfield, St Paul's CofE & Winchmore School
- Short walk to Winchmore Hill Station – direct trains to Moorgate (~30 mins)
- Close to The Green's cafés, and Waitrose & Sainsbury's in the town centre
- Near Grovelands Park, one of North London's most cherished green spaces



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



Havilands are delighted to offer For Sale this FIVE BEDROOM SEMI-DETACHED PERIOD HOUSE, enviably located on one of Winchmore Hill's most sought-after addresses — Compton Road, N21.

Offering almost 2,000 sq ft of living space across two floors, this handsome late-Victorian home blends generous proportions with timeless charm. The accommodation includes five bedrooms, a family bathroom, separate WC, three reception rooms, kitchen, utility room and a convenient downstairs shower room. Outside, there is off-street parking to the front, while the south-west facing garden extends over 90 ft, complete with a patio ideal for entertaining or relaxing in the afternoon sun.

Rich in character, the property retains many original features, including elegant coving, decorative ceiling roses, feature fireplaces and classic double doors leading into bright, welcoming spaces. High ceilings and sash-style windows enhance the natural light, giving the home a wonderful sense of warmth and space. Perfectly positioned for family life, the house falls within the catchment of sought-after schools including Highfield and St Paul's CofE Primary, as well as Winchmore School. Winchmore Hill Mainline Station is a short walk away, providing direct links to Moorgate (approx. 30 mins) with easy connections to Overground, Underground and Thameslink services.

A gentle stroll leads to The Green, home to local favourites such as Hopper & Bean and Pot'n'Bun, while Winchmore Hill town centre, with its range of shops and amenities including Waitrose and Sainsbury's, is also within walking distance. Nearby Grovelands Park, one of North London's most cherished green spaces, offers nature trails, a boating lake and year-round community events — completing the appeal of this delightful period home.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3606.70 25/26)

EPC Rating: Current 23(F); Potential 80(C)

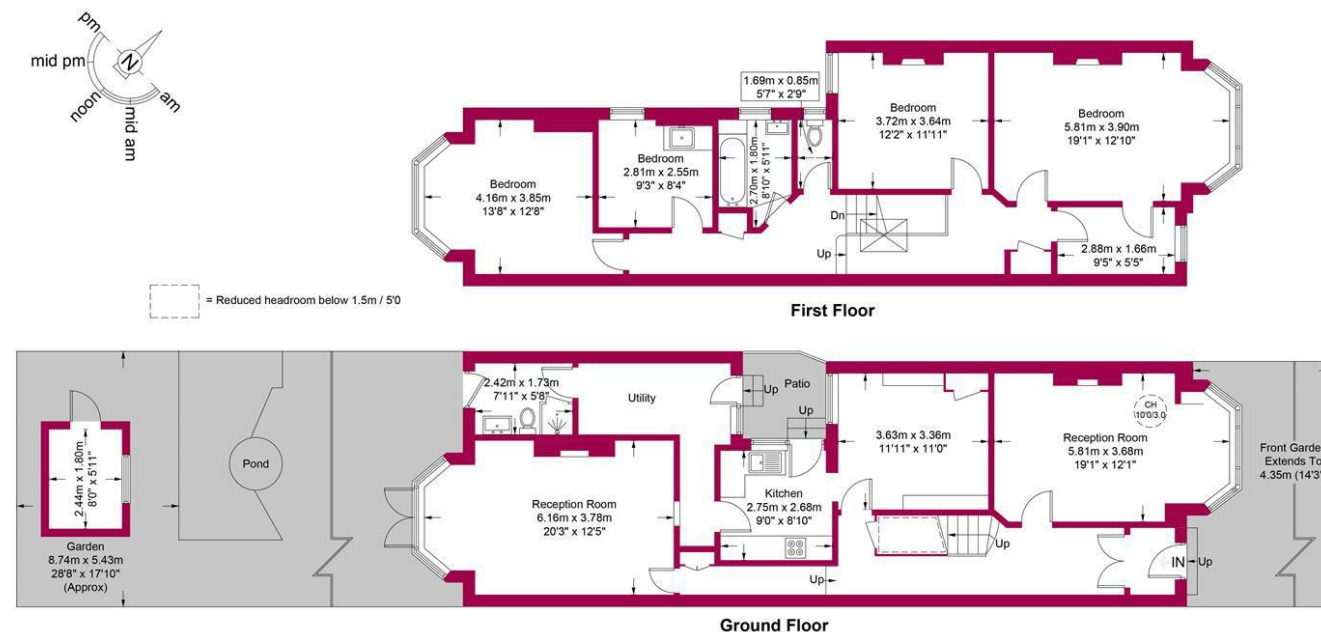
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Approximate Gross Internal Area = 2010 sq ft / 186.7 sq m

Restricted Height = 16 sq ft / 1.5 sq m

Outbuilding = 47 sq ft / 4.4 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	23	
(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.



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come by and meet the team

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

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