



**Broad Walk, N21**

**£3,700,000**

**Havilands**

the advantage of experience



- 8 Bedroom Detached House
- 1 Bed Annexe Attached to Rear Side of House
- Top Floor 2 Bedroom Apartment
- Three Reception Rooms
- Designer Bathrooms Throughout
- Views of London skyline including The City & Canary Wharf
- 220' Rear Garden complete with Sprinkler System & Separate Gym/Fitness Studio
- Underfloor Heating across the Ground Floor
- Integrated Multi TV System & Speaker Sound Systems Throughout
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 15 mins)

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Havilands are delighted to present this magnificent EIGHT BEDROOM DETACHED HOUSE on Broad Walk. Situated on Winchmore Hill's most premier road, the property offers 8114 square feet of beautifully presented living space across three floors.

Entering the property via gated entrance to a substantial driveway for several cars & garages flanking either side of the house. Inside the property there is a lounge & games room to the front, modern kitchen with Miele appliances & dining room to the rear with doors out to the well maintained flagstone patio area. There is also a downstairs cloakroom & well equipped utility room off the kitchen. The ground floor further boasts a self contained one bedroom annex with kitchen and bathroom. This can be accessed both internally or privately from the front garage, with direct access to the garden. There is a BBQ room with fully fitted kitchen to the rear of the property with an additional WC. The first floor is comprised of five bedrooms, with en-suites and built in wardrobes to master bedroom, en-suite shower rooms to two of the other bedrooms, family bathroom and study.

The second floor has another self contained living area, currently comprised of two bedrooms with en-suites, dressing room, lounge, family bathroom & kitchen/dining area.

Outside the patio area has steps down to further patio, well maintained lawn, mature landscaped gardens & summer house.

The house is also within the catchment area of a number of local sought after schools including St. Paul's CofE Primary School, as well as close to Grange Park prep, Keble prep & Palmers Green High School. Also a short walk from the property is Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins). To arrange a viewing, please get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band H (£4,328.04 25/26)

EPC Rating: Current 73(C); Potential 78(C)

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

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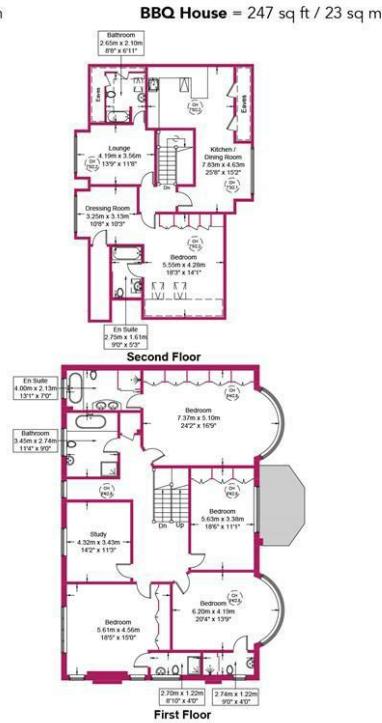
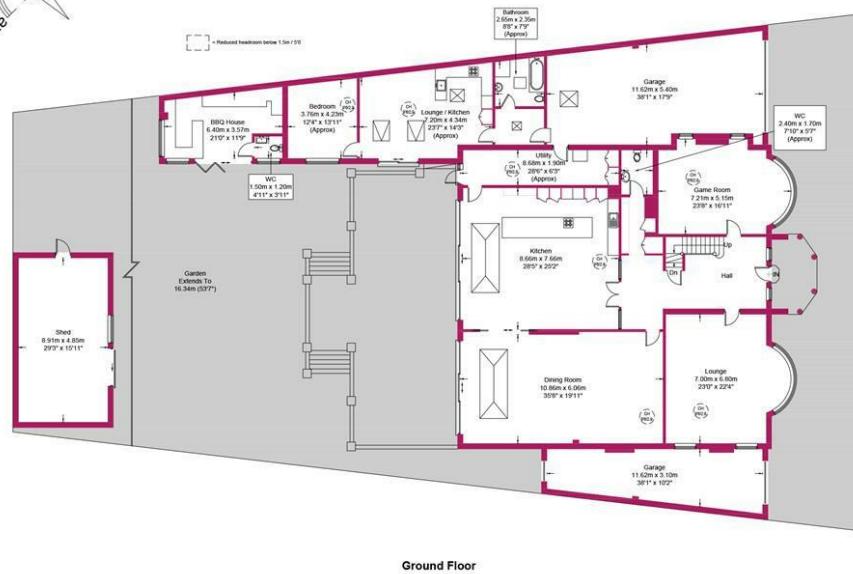
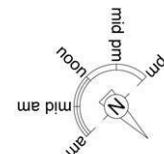
## Broad Walk, N21

Approximate Gross Internal Area = 8483 sq ft / 788.1 sq m

Restricted Height = 128 sq ft / 11.9 sq m

Garage = 356 sq ft / 33.1 sq m

Shed = 469 sq ft / 43.6 sq m



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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