



# Old Dairy Square, London

£550,000

Havilands

the advantage of experience



- Chain Free – hassle-free purchase.
- Set within the sought-after Old Dairy Square, N21.
- 886 sq ft across three floors – well-planned living space.
- Accommodation includes: entrance porch, guest WC, lounge, kitchen, two double bedrooms & two bathrooms.
- Benefits from allocated underground parking, gated entrance & shared balcony.
- Offered with a Share of Freehold and 975 years remaining on the lease.
- Excellent transport links – Winchmore Hill Station (Moorgate approx. 30 mins), plus A10, A406 and local bus routes.
- Close to independent cafés & restaurants (Pot'n'Bun, Going Greek, Hopper & Bean) and supermarkets (Waitrose & Sainsbury's).
- Within catchment for sought-after schools including St Paul's CofE & Highfield Primary, plus nearby independents.
- Near Grovelands Park – popular green space with leisure and social activities year-round.



Havilands are delighted to present this CHAIN FREE, TWO BEDROOM HOUSE in the sought-after Old Dairy Square, N21.

Set over three floors and offering 886 sq ft of well-planned living space, this modern home is an ideal first step onto the property ladder. The accommodation comprises: entrance porch, guest WC, spacious lounge, fitted kitchen, two double bedrooms and two bathrooms. Added benefits include allocated underground parking, gated access and a shared balcony. The property is offered with a Share of Freehold and boasts an impressive 975 years remaining on the lease.

Perfectly positioned just off The Green, the house is moments from Winchmore Hill Mainline Station (Moorgate approx. 30 mins) and well connected to Overground, Underground and major road networks (A10, A406). A variety of bus routes also serve the area. Residents enjoy the vibrant local scene, with independent favourites such as Pot'n'Bun, Going Greek and Hopper & Bean close by, alongside the wider amenities of Green Lanes including Waitrose and Sainsbury's.

Families will appreciate the excellent choice of schools, with St Paul's CoFE, Highfield Primary and Winchmore School within catchment, and respected independents such as Keble, Grange Park and Palmers Green High nearby.

For leisure and green space, Grovelands Park is just around the corner, offering year-round activities and a welcome escape from city life. Viewing is highly recommended - contact Havilands today to arrange yours.

#### Leasehold Information:

Tenure: Leasehold (Share of Freehold)

Lease Length: 999 Years from 01/09/2001

Lease Remaining: 975 Years

G/Rent: £0

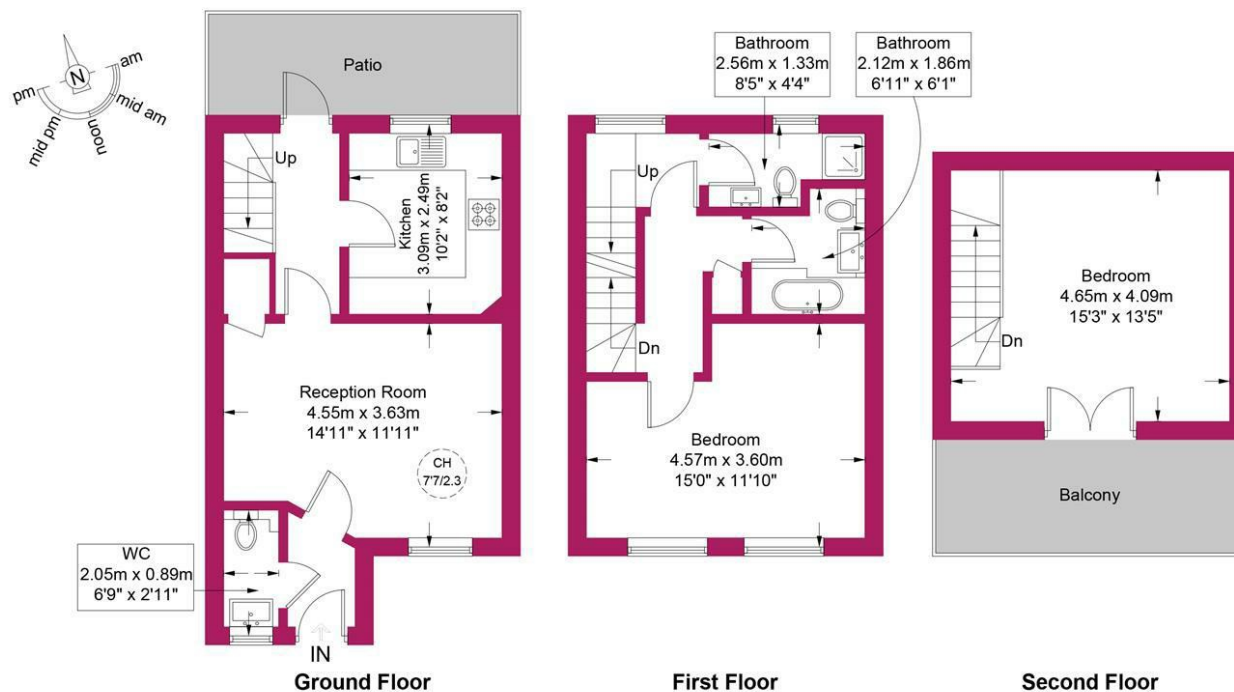
S/Charge: £2450/year

Local Authority: Enfield Borough

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

## Old Dairy Square, N21

Approximate Gross Internal Area = 886 sq ft / 82.3 sq m



### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>89</b> |
| (69-80) <b>C</b>                            | <b>75</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (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<br>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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