



# Station Road, Winchmore Hill

£1,850 Per Calendar Month

**Havilands**

the advantage of experience



- Two bedroom ground floor apartment
- Period conversion on Station Road, N21
- Approx. 580 sqft of well-arranged accommodation
- Private 25' rear garden
- Bright lounge with separate kitchen
- Available mid-May
- Offered part-furnished
- Short walk to Winchmore Hill Mainline Station (Moorgate approx. 30 mins)
- Easy access to A10 & A406 and local amenities on Green Lanes

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



Havilands are pleased to offer To Let this TWO BEDROOM GROUND FLOOR APARTMENT forming part of an attractive period conversion on Station Road, N21.

The property offers approximately 580 sqft of well-arranged accommodation and comprises two bedrooms, a family bathroom, lounge and kitchen. A particular highlight is the private 25' rear garden, providing a welcome outdoor space rarely found with properties of this type.

Ideally positioned for commuters, the apartment is just a short walk from Winchmore Hill Mainline Station, offering direct rail links into central London (Moorgate approx. 30 minutes) with connections to Overground, Underground and Thameslink services en-route. There is also convenient access to the A10 and A406, providing excellent road links into and across London.

For those considering schooling options, the property falls within the catchment area of St. Paul's CofE Primary School and Highfield Primary School, with Winchmore School and The Latymer School also nearby.

A wide range of shops, cafés and local amenities can be found along Green Lanes, including Sainsbury's and Waitrose supermarkets, along with popular independent spots such as Hopper & Bean and Pot'n'Bun on The Green. The ever-popular Grovelands Park is also within easy reach, offering an excellent setting for leisure, recreation and seasonal events.

**Property Information:**

Maximum Occupants: Two Persons

Minimum Household Income: £55,500/year

Furnishing: Part-Furnished

Available From: Mid-May

Local Authority: Enfield Borough

Council Tax: Band C (£1923.57 25/26)


EPC Rating: Current 76(C); Potential 77(C)

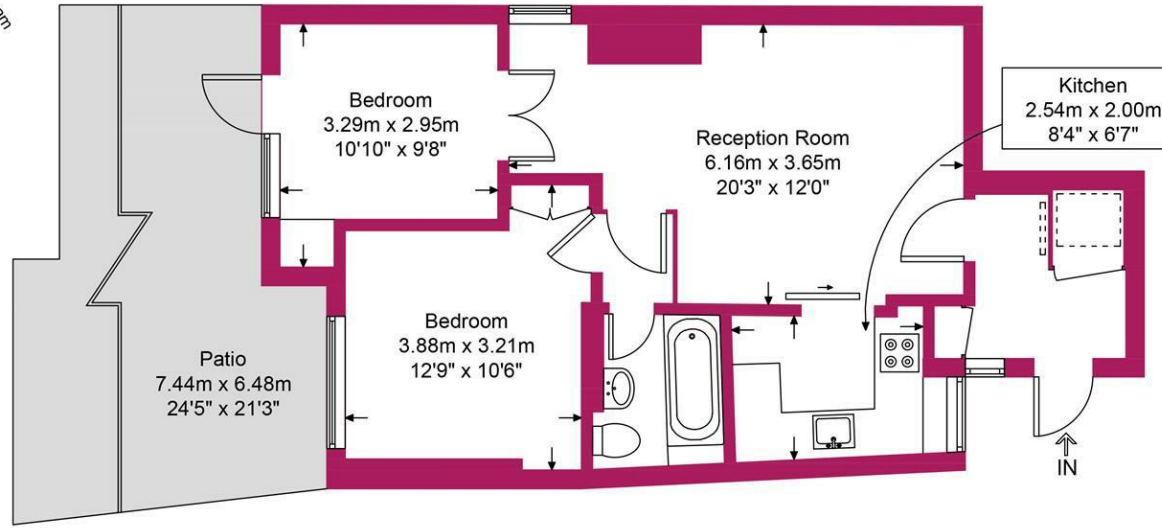
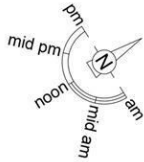
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# Station Road, N21


Approximate Gross Internal Area = 580.8 sq ft / 53.96 sq m  
(Including Restricted Height)

Restricted Height = 11.84 sq ft / 1.10 sq m

 = Reduced headroom below 1.5m/ 5' 0



Ground Floor

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>		<b>76</b>	<b>77</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 2002/91/EC	



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  
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