



Compton Road, Winchmore Hill

Offers In Excess Of £525,000

Havilands

the advantage of experience



- Attractive, One Bedroom, Ground Floor, Edwardian Conversion
- Private Garden
- Period Features including Original Stained Glass Front Door, High Corniced Ceilings and Feature Fireplaces
- Close to Winchmore Hill Green Cafes, Shops, Amenities and Grovelands Park
- Convenient for Winchmore Hill National Rail (Moorgate approx. 25 mins)
- Shared Off Street Parking
- Freehold



OFFERED WITH THE FREEHOLD

Havilands are delighted to present for sale this ATTRACTIVE, ONE BEDROOM, GROUND FLOOR PERIOD CONVERSION on Compton Road, N21. Offering 730 sq ft of living space this impressive bay fronted Edwardian property benefits from shared off street parking, period features throughout, including high corniced ceilings and fireplaces, plus it is being offered with the freehold.

The property itself is comprised a large reception, separate kitchen, double bedroom and bathroom. Outside the private rear garden extends to 40ft with access at the rear of the property onto Roseneath Avenue. The rear garden can be accessed via the kitchen or bedroom. Ideally positioned within a short walk of Winchmore Hill Green with its abundance of cafes, shops and amenities as well as Winchmore Hill National Rail (Moorgate approx. 25 mins) several sought after schools and Grovelands Park. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: C (2026/27 £2,015.71)

EPC: Currently 61D Potentially 74C

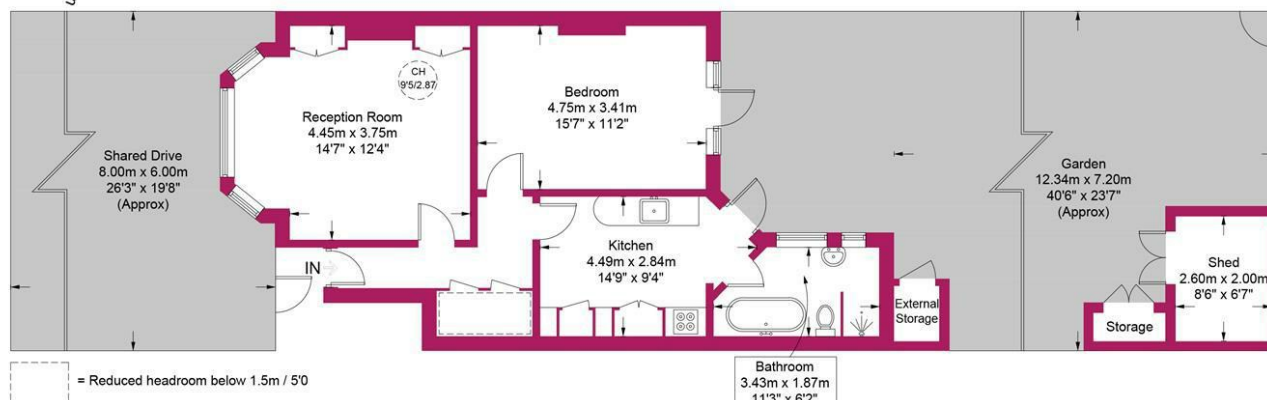
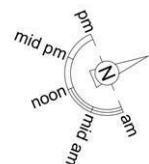
For more images of this property please visit havilands.co.uk

Compton Road, N21

Approximate Gross Internal Area = 730 sq ft / 67.8 sq m
(Including Restricted Height / Shed & Excluding External Storage)

Restricted Height = 20 sq ft / 1.9 sq m

Shed = 56 sq ft / 5.2 sq m



Ground Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(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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