



Station Road, Winchmore Hill

£2,950 Per Month

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- Beautifully Presented, Four Bedroom, Three Bath, Split Level Maisonette
- Available Unfurnished 18th December
- Moments from Winchmore Hill Green and Independent Restaurants, Coffee Shops and Amenities
- Plus Winchmore Hill Station (Moorgate approx. 25 mins) is Just 0.2 Miles Away
- Parking for Two Cars
- In Catchment for Highfield Primary (OUTSTANDING) and Winchmore Secondary Schools
- Bi-Folding Doors to Mature Garden
- Summer House
- Period Features including Original Front Door, Stained Glass, Bay Fronted Windows and Feature Fireplace



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



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Havilands are pleased to offer TO LET this beautifully presented, FOUR BEDROOM, THREE BATH, SEMI-DETACHED, SPLIT LEVEL MAISONETTE on Station Road, N21. Offering 1,693sq ft of living space across 2 floors and brimming with period features including original front door, stained glass, bay fronted windows and feature fireplace, this property will make a great family home. With off street parking for two cars and porch entrance the ground floor is comprised of open plan high spec, modern kitchen/diner and steps down to living room with bi folding doors to the garden. Plus shower room, bedroom with en-suite to the front of the property and second bedroom currently being used as a home office. Up on the first floor there are two further bedrooms and a family bathroom. Outside the well kept garden extends to 36ft and features decking and a summer house. Ideally located moments from Winchmore Hill Green with its various independent restaurants, coffee shops and amenities. Plus Winchmore Hill Station (Moorgate approx. 25 mins) is just 0.2 miles away. In catchment for several schools including Highfield Primary (OUTSTANDING) and Winchmore Secondary. Viewing highly recommended.

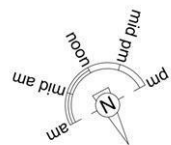
Available: late December - early January
 Unfurnished
 Minimum Income: £90,000
 Local Authority: Enfield
 Council Tax Band: E (2024/25 £2,524.48)
 EPC Rating: Currently 73C Potentially 80C

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

Station Road, N21

Approximate Gross Internal Area = 1693 sq ft / 157.3 sq m

Summer House = 119 sq ft / 11.1 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(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.



**Certified
Property
Measurer**

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come by and meet the team

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

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