



Station Road, Winchmore Hill

£1,575 Per Calendar Month

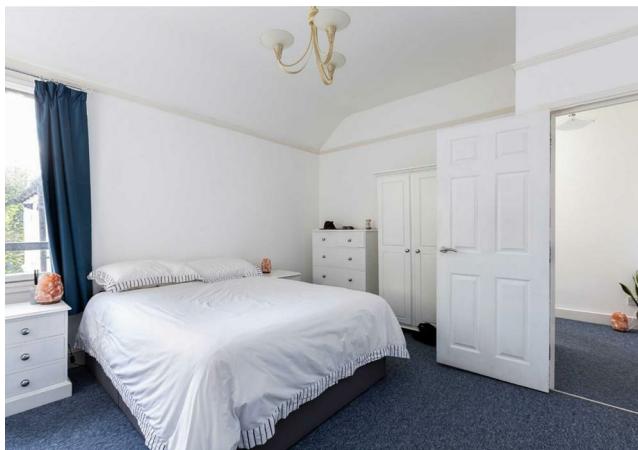
Havilands

the advantage of experience



- Minimum Household Income: £47,250 per year
- Available Immediately
- Spacious one bedroom split-level apartment on Station Road, N21
- Large double bedroom, lounge, kitchen & bathroom
- Private rear garden with direct access
- Walking distance to Winchmore Hill Mainline Station (Moorgate approx. 30 mins)
- Excellent road links via A10 & A406, plus nearby bus routes
- Close to local shops, cafés, restaurants and supermarkets including Waitrose & Sainsburys

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Havilands are pleased to offer To Let, this deceptively spacious ONE BEDROOM, SPLIT-LEVEL APARTMENT located on Station Road, N21.

Available immediately, the property is comprised of: Lounge, Kitchen, Bathroom and large Double Bedroom, the apartment also benefits from a private rear garden with direct access.

Situated on the first floor, the apartment is within walking distance of Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground and Thameslink services en-route.

Also within easy reach of the property are both the A10 & A406 providing direct road links into central London and serving routes across the wider Borough and Greater London.

Additionally, the property is moments away from public transport stops with regular bus services.

Local shops and amenities are also within easy reach with a wide range of retail outlets along Green Lanes in addition to Waitrose and Sainsburys supermarkets. Additionally, cafes and restaurants on The Green are also nearby.

Property Information:

Minimum Household Income: £47,250 / Year

Available From: Immediately

Furnishing: Unfurnished

Local Authority: Enfield Borough

Council Tax: Band C (£1923.57 25/26)

EPC Rating: Current 72(C); Potential 80(C)

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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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 come by and meet the team
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