



Berry Close, Winchmore Hill

Offers Over £400,000

Havilands

the advantage of experience



- Two Bedroom Maisonette
- Ground Floor
- 112 Years Remaining on Lease
- Private Garden
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of St. Paul's CofE & Highfield Primary Schools
- Within Catchment of Winchmore School
- Local Shops & Amenities Nearby
- Ease of Access to A10 & A406





Havilands are delighted to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM MAISONETTE located on Berry Close, N21. Positioned on the GROUND FLOOR, this ideal starter home is in the heart of Winchmore Hill and is comprised of: Two Bedrooms, Lounge, Kitchen and Family Bathroom. The property also benefits from a private rear garden extending to approx 30ft and is being sold with a remaining lease of 112 years.

Ideally located, Winchmore Hill Mainline Station is within walking distance offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground & Thameslink services en-route. Additionally the property falls within the catchment area of sought after schools including St. Paul's CofE Primary and Highfield Primary Schools and Winchmore School. In close proximity are a wide array of local shops and amenities along Green Lanes including Waitrose & Sainsburys supermarkets as well as a number of bars, cafes and restaurants. Also nearby is the highly popular Grovelands Park offering a range of social and leisure activities throughout the year. Viewing is highly recommended.

Leasehold Information:

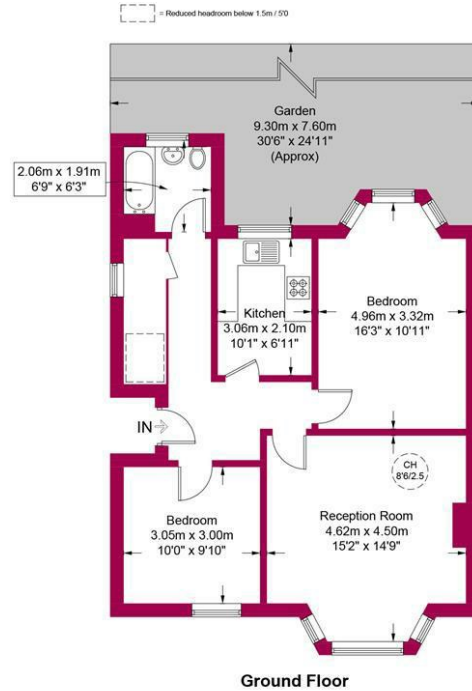
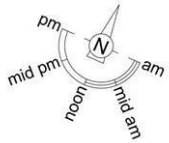
Tenure: Leasehold
Lease Length: 125 Years from 01/09/2012
Lease Remaining: 112 Years Remaining
G/Rent: £350/year
S/Charge: £0
Local Authority: Enfield Borough
Council Tax: Band D (£2164.02 25/26)
EPC: Current 67(D); Potential 78(C)

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

Berry Close, N21

Approximate Gross Internal Area = 730 sq ft / 67.8 sq m

Restricted Height = 12 sq ft / 1.1 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	



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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