



Station Road, Winchmore Hill

Offers Over £300,000

Havilands

the advantage of experience



- Two Bedroom Apartment
- Period Conversion
- Chain Free
- Top Floor (2nd)
- New Lease on Completion (125 Years)
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of St. Paul's CofE Primary School
- Within Catchment of Winchmore School
- Local Shops & Amenities Nearby inc. Waitrose & Sainsburys
- Grovelands Park Close By

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



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM PERIOD CONVERSION on Station Road, N21. Forming part of an attractive Edwardian property, this TOP FLOOR property offers 568sqft of living space and is comprised of: Two Double Bedrooms, Family Bathroom and a spacious open plan lounge/kitchen. The property also benefits from a renewed lease on completion of 125 years.

An ideal first time or investment purchase, the property is within walking distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins) with connections to Overground, Underground & Thameslink services. Additionally, the property falls within catchment of highly sought after schools including St. Paul's CofE Primary School and Winchmore School.

Within easy reach of the property are a wide range of local shops and amenities along Green Lanes and The Green including Waitrose & Sainsburys supermarkets as well as cafes and restaurants including Pot & Bun and Hopper & Bean. Also nearby is the ever popular Grovelands Park offering a wide range of social and leisure activities throughout the year. Viewing is highly recommended.

Leasehold Information

Tenure: Leasehold

Lease Length: 125 Years on Completion Sale (Currently 86 years)

G/Rent: £200/year

S/Charge: £300/year

Local Authority: Enfield Borough

Council Tax: Band C (£1923.57 25/26)

EPC Rating: Current 70(C); Potential 82(B)

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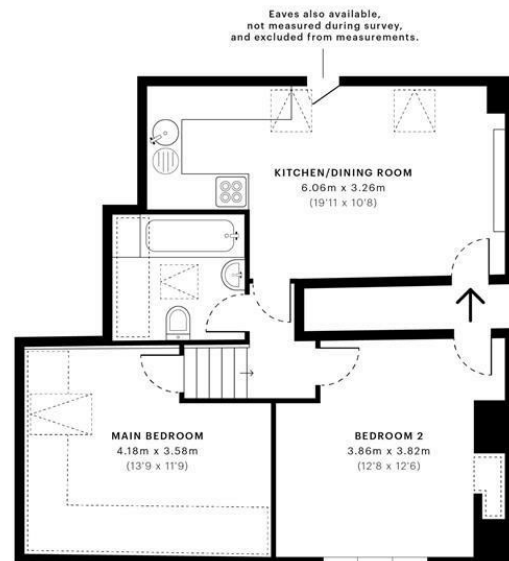


Station Road, N21

CAPTURE DATE: 25/08/2021 LASER SCAN POINTS: 1,129,182

GROSS INTERNAL AREA

52.80 sqm / 568.33 sqft



— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
52.80 sqm / 568.33 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes windows, external head heights
50.92 sqm / 548.10 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Unfitted use area under 1.5m
6.81 sqm / 73.30 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 38 RESIDENTIAL: 52.56 sqm / 565.75 sqft
AREA 36 RESIDENTIAL: 51.10 sqm / 550.04 sqft

APR 10: 61237C7531a4b90dc2a72f22

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(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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come by and meet the team

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