



Haslemere Road, N21

£360,000

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- One Bedroom, Ground Floor Apartment within Attractive Edwardian Conversion
- Large Bay Window Fronted Reception Room
- Dual Aspect Windows and Built-In Wardrobe to Bedroom
- Convenient for Shops, Restaurants and Amenities along Green Lanes and Winchmore Hill Green
- Within Easy Reach of Winchmore Hill National Rail (Moorgate approx. 25 mins)
- Share of Freehold



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Havilands are delighted to present this ONE BEDROOM, GROUND FLOOR APARTMENT on Haslemere Road N21. Forming part of this attractive Edwardian conversion the property offers 490 sq ft of living space and is comprised of bay window fronted reception room, separate kitchen, bedroom with dual aspect windows and built-in wardrobes, bathroom and ample storage. Ideally located on a quiet turning but still just moments from shops, restaurants and amenities along Green Lanes including Sainsburys supermarket and Winchmore Hill Green. Plus the property is within easy reach of Winchmore Hill National Rail (Moorgate approx. 25 mins) and bus routes along Green Lanes. Viewing highly recommended.

Tenure: Share of Freehold

Council Tax Band: C (2025/26 £1,923.57)

Service Charge: £0

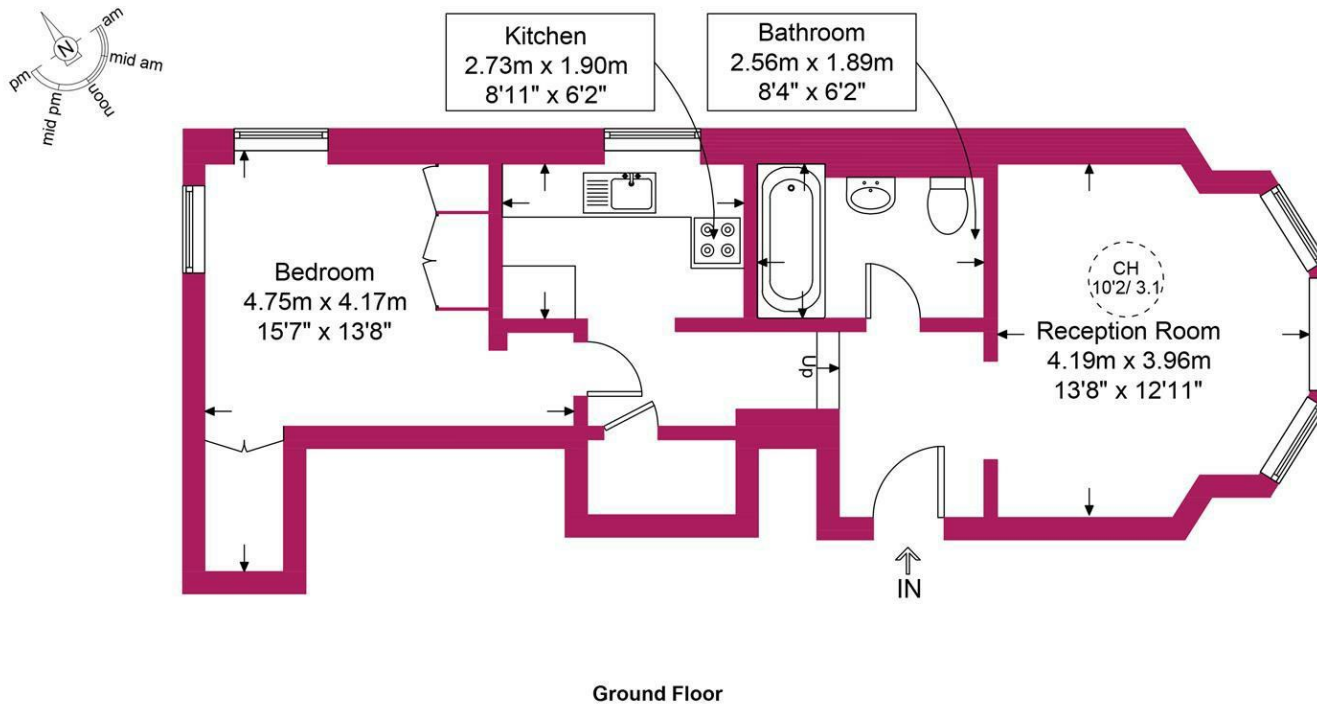
Ground Rent: £0

EPC: Currently 57D Potentially 74C

For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)

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Approximate Gross Internal Area = 490 sq ft / 45.52 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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