



Broad Walk, Winchmore Hill, N21 3BJ
£25,000 Per Calendar Month Council Tax Band H

REAL ESTATES
Est. 1981

Estate Agents · Residential Sales · Investments · Lettings

***AVAILABLE NOW* FURNISHED** * Situated in one of Winchmore Hill's most prestigious residential addresses. Close to open spaces of Grovelands Park, Winchmore Hill Green and the surrounding 'Village'. Winchmore Hill Station provides convenient rail connections towards Moorgate whilst Southgate Piccadilly Line tube station offers an alternative route into central London.

Comprising 6 Bedroom 8 Bathroom 4 Dressing Rooms Cinema Room / Gym / Sauna Indoor Swimming Pool Games Room and Wine Cellar Internal Passenger Lift & Car Lift Full Smart Technology Throughout 8400 Square Foot * Control four and Lutron lighting * Passenger lift to all four floors * Car lift to the basement * Dedicated Cinema Room* Pool table and bar area * Dedicated gym * Sauna * Indoor swimming pool * Main kitchen and two ancillary kitchens * Ground source heat pump for under floor heating to all floors, reduces energy bills considerably with 130 metre boreholes to get heat from the ground * Solar and battery storage, so could be off grid * Gated carriage drive

Local Authority: Enfield & Council Tax H





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B	88	88
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
EU Directive		

