



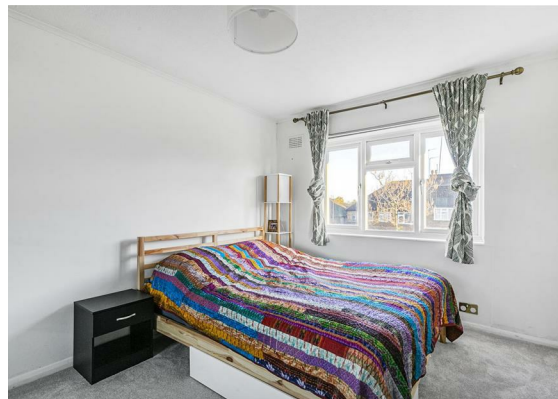
# The Glade, Winchmore Hill

£1,900 Per Calendar Month

**Havilands**

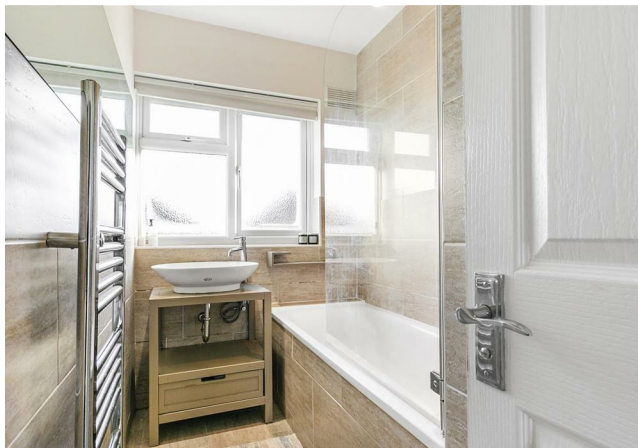
the advantage of experience





- **\*\*OPEN DAY - 14TH JUNE 2025 - BY APPOINTMENT ONLY\*\***
- Minimum Employed Income: £57,000/year
- Two Bedroom Maisonette
- First Floor
- Private Garden
- Available 11th August 2025
- Within Catchment of Eversley & Grange Park Primary Schools
- Within Catchment of Highlands School
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins).
- Unfurnished

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



**\*\*Minimum Employed Income - £57,000/year\*\***

Havilands are pleased to offer To Let, this TWO BEDROOM MAISONETTE located on The Glade, N21. Available from 11/08/25, the property is comprised of two double bedrooms, lounge/diner, kitchen, family bathroom and separate WC. The property also benefits from its own private rear garden.

Offered UNFURNISHED, the property is situated on the FIRST FLOOR and also boasts a home office in the garden.

Within walking distance of the property is Winchmore Hill Mainline Station, offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground & Thameslink services. The property also falls within the catchment area of a number of sought after local schools including Eversley & Grange Park Primary Schools in addition to Highlands School.

Viewing is recommended.

#### Property Information:

Minimum Employed Income: £57,000/year

Available: From 11th August 2025

Furnishing: Unfurnished

Local Authority: Enfield Borough

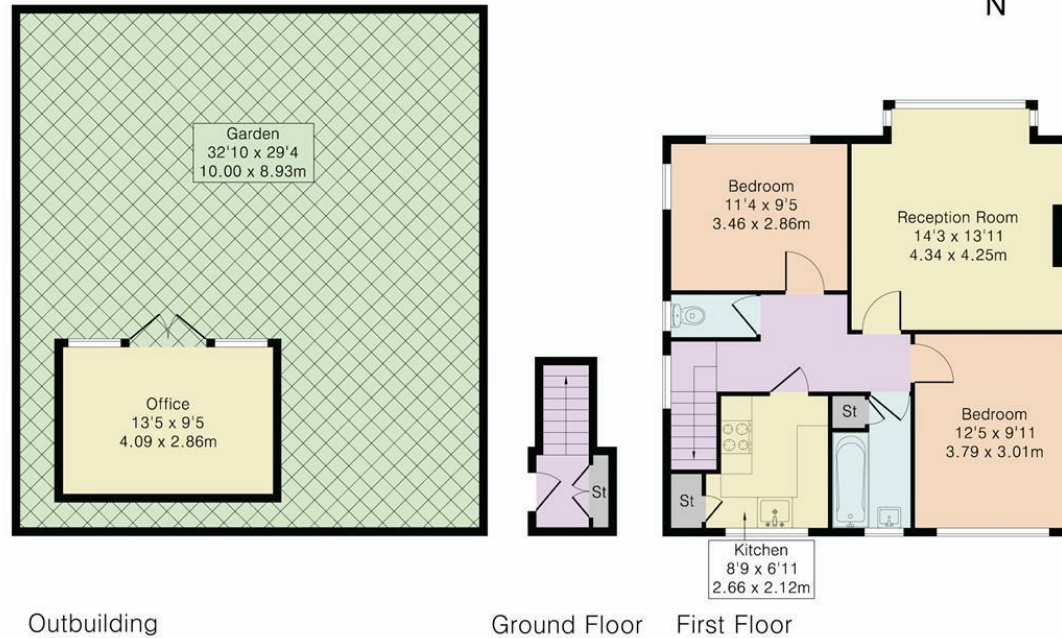
Council Tax: Band D (£2164.02 25/26)

EPC Rating: Current 43(E); Potential 58(D)

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Approximate Gross Internal Area 806 sq ft – 75 sq m  
 Ground Floor Area 38 sq ft – 3 sq m  
 First Floor Area 642 sq ft – 60 sq m  
 Outbuilding Area 126 sq ft – 12 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	58
(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	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 come by and meet the team  
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