



# Hoppers Road, Winchmore Hill

£550,000

**Havilands**

the advantage of experience





- Two Bedroom Maisonette (Period Conversion)
- Chain Free
- Off-Street Parking
- Share of Freehold (137 Years Remaining on Lease)
- 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. Sainsburys Supermarket
- Ease of Access to A10 & A406
- Grovelands Park Nearby



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM, GROUND FLOOR PERIOD CONVERSION location on Hoppers Road, N21. An ideal starter home, this charming property offers 808sqft of living space and is comprised of: two double bedrooms, family bathroom, spacious lounge/diner, kitchen and utility room. The property also benefits from a private rear garden and off-street parking for one vehicle. Recently refurbished, the property is offered with a Share of Freehold and a remaining lease of 137 years, the property is positioned a short walk from Winchmore Hill Mainline Station, offering direct rail links to central London (Moorgate approx 30 mins) with connections to Overground, Underground and Thameslink services. Also within walking distance of the property are a wide array of local shops and amenities on The Green and Green Lanes including Sainsburys & Waitrose supermarkets. The property is within the catchment area of highly sought after schools including St. Paul's CofE Primary School as well as Winchmore School. Nearby is plenty of green space with Grovelands Park within easy reach offering a range of social and leisure activities throughout the year. Viewing is highly recommended - to arrange yours, please get in touch.

#### Leasehold Information:

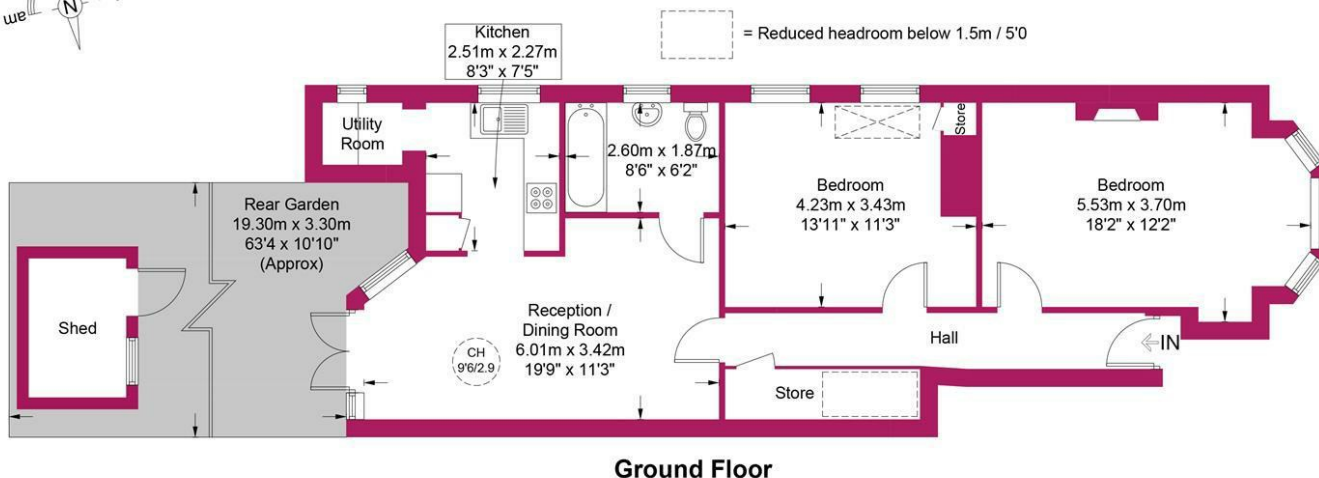
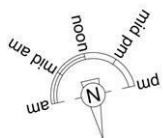
Tenure: Share of Freehold (Leasehold)  
 Lease Length: 150 Years from 01/01/2012  
 Lease Remaining: 137 Years  
 G/Rent: £0  
 S/Charge: £0  
 Local Authority: Enfield Borough  
 Council Tax: Band D (£2065.48 24/25)  
 EPC Rating: Current 64(D); Potential 77(C)

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

## Hoppers Road, N21

Approximate Gross Internal Area = 808 sq ft / 75.1 sq m

Restricted Height = 15 sq ft / 1.4 sq m



Ground Floor

### 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>77</b>
(55-68) <b>D</b>	<b>64</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	

**Havilands**

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.



havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

**Havilands**

the advantage of experience