



# Eaton Park Road, N13

£950,000

**Havilands**

the advantage of experience



- Beautifully Presented Five Bedroom, Two Bath Period Property
- 1,814 sq ft of Living Space Across Three Floors
- Period Features Throughout
- Within Easy Reach of Winchmore Hill Station (Moorgate approx. 25 Mins)
- In Catchment for Several Sought After Schools Including Highfield Primary (OUTSTANDING) and Winchmore Secondary
- Mature Garden Extends to 83ft



Havilands are delighted to present for sale this beautifully presented FIVE BEDROOM, TWO BATH, EXTENDED PERIOD PROPERTY on Eaton Park Road, N13. Situated on a sought after road on the Winchmore Hill/Palmers Green borders. Bright and airy throughout, offering 1,814 sq ft of living space over three floors and boasting a wealth of period features this attractive property would make an ideal family home. Ground floor is comprised of reception room, kitchen and dining room. Up on the first floor there are three bedrooms and family bathroom and up on the second floor there are a further two bedrooms and shower room. Outside the well kept, mature garden extends to 83ft. The property offers excellent transport links with Winchmore Hill Station (Moorgate approx. 25 mins) just 0.7 miles away and various bus routes and amenities along Green Lanes. Ideally located for families as the property is in catchment for several sought after schools including Highfield Primary School (OUTSTANDING) and Winchmore Secondary School. Viewing highly recommended.

Tenure: Freehold  
Local Authority: Enfield  
Council Tax Band: E (2025-26 £2,644.91)  
EPC: Currently 64D Potentially 78C

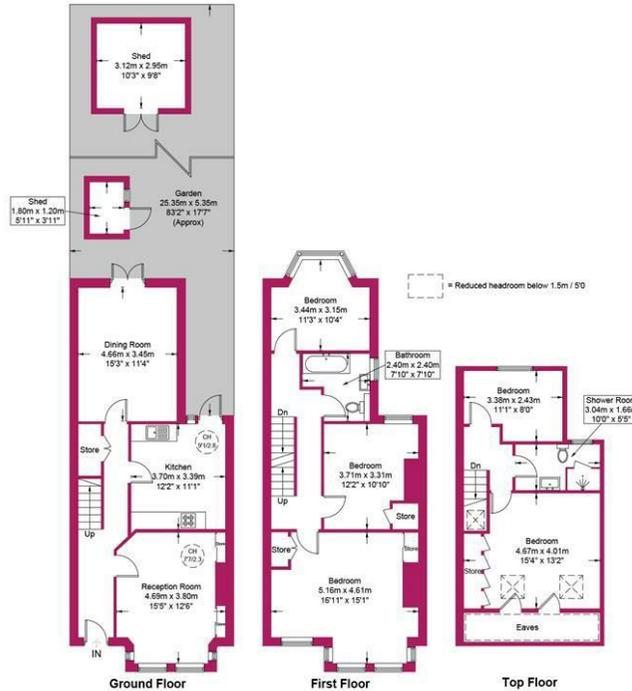
For more images of this property please visit [havilands.co.uk](https://www.havilands.co.uk)

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Approximate Gross Internal Area = 1814 sq ft / 168.5 sq m

Restricted Height = 50 sq ft / 4.7 sq m

Shed = 122 sq ft / 11.3 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>78</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	

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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

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