

Eversley Park Road, N21

£475,000

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- Attractive Two Bedroom, Two Bathroom, Ground Floor Period Conversion
- Private Garden Extending to 54ft
- Period Features Throughout Including High Ceilings, Cornicing and Feature Fireplace
- Excellent Transport Links - Winchmore Hill National Rail (Moorgate Approx. 25 Mins) and Southgate Underground (Piccadilly Line) both Close By
- Convenient for an Abundance of Cafes, Shops and Amenities found on Winchmore Hill Green and Southgate High Street
- Several Green Spaces are Close by including Oakwood Park and Grovelands Park
- In Catchment of Several Sought after Schools Including Eversley Primary (OUTSTANDING) St Pauls' CofE Primary and Highlands Secondary School (OUTSTANDING)
- Share of Freehold - Over 900 Years Remaining
- Finance available subject to status

For more images of this property please visit havilands.co.uk

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PUBLIC NOTICE Havilands are now in receipt of an offer for the sum of £450,000 for 8A Eversley Park Road, N21 1JU. Anyone wishing to place an offer on the property should contact Havilands Estate Agents, 30 The Green N21 1AY, 0208 886 6262 before exchange of contracts.

Havilands are delighted to offer for sale this TWO BEDROOM, TWO BATHROOM GROUND FLOOR, PERIOD CONVERSION on Eversley Park Road, N21. Offering 1,010 sq ft of living space, the property benefits from period features throughout including high ceilings, cornicing and feature fireplace plus, a private garden and share of freehold. The property itself is comprised of large reception/dining room, modern kitchen with doors to garden, master bedroom with en-suite, second bedroom with built in wardrobes and further access to garden, family bathroom and ample storage. Outside the garden extends to 54ft.

Ideally located for transport links, with Winchmore Hill National Rail (Moorgate approx. 25 mins) and Southgate Underground (Piccadilly Line), as well as local routes, all with easy reach. The property is also convenient for the abundance of cafes, shops and amenities that can be found on Winchmore Hill Green and Southgate High Street. Plus several green spaces are close by including Oakwood Park and Grovelands Park. For families the property is in catchment of several sought after schools including Eversley Primary (OUTSTANDING) St Pauls' CofE Primary and Highlands Secondary School (OUTSTANDING). Viewing highly recommended.

Tenure: Share of Freehold - 994 Years Remaining
Service Charge: N/A
Ground Rent: N/A
Local Authority: Enfield
Council Tax Band: D (2026/27 £2,267.67)
EPC: Currently 73C Potentially 77C

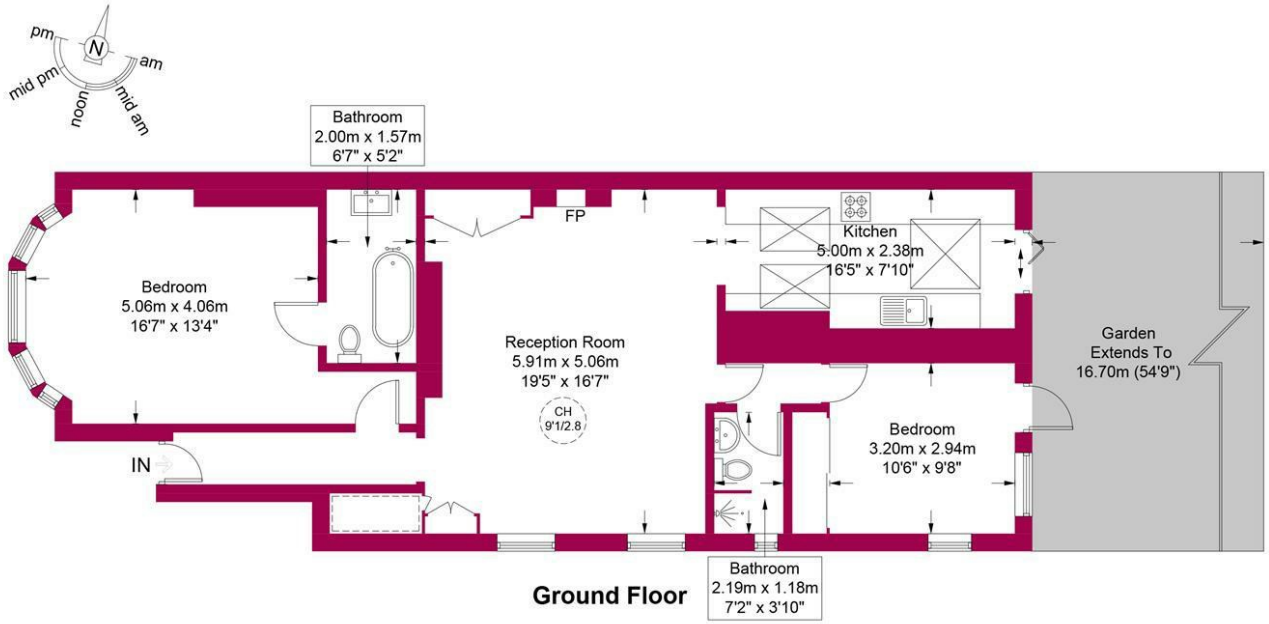
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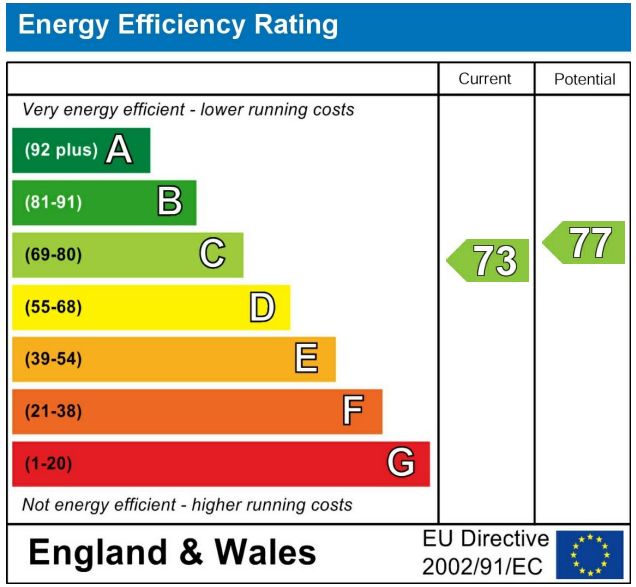
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Approximate Gross Internal Area = 1010 sq ft / 93.8 sq m
(Including Restricted Height)

Restricted Height = 12 sq ft / 1.1 sq m





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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.

RICS Certified Property Measurer

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come by and meet the team
30 The Green, Winchmore Hill, London, N21 1AY

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