Winchmore Hill Road, Winchmore

Offers Over £300,000

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- Well-proportioned one-bedroom ground floor apartment
- Offering approximately 551 sq ft of well-planned living accommodation
- Bright open-plan lounge and kitchen, ideal for modern living
- Spacious double bedroom and bathroom
- Offered with share of freehold
- Benefits include communal off-street parking and a garage en-bloc
- Excellent commuter location with Southgate Underground (Piccadilly Line) and Winchmore Hill mainline station within walking distance
- Easy access to the A10 and A406 for road connections across London
- Close to Southgate and Winchmore Hill town centres, local amenities and nearby green spaces including Oakwood and Grovelands Parks

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

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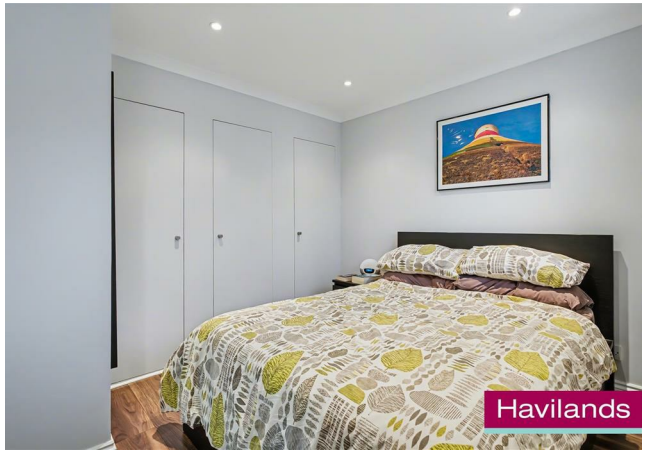

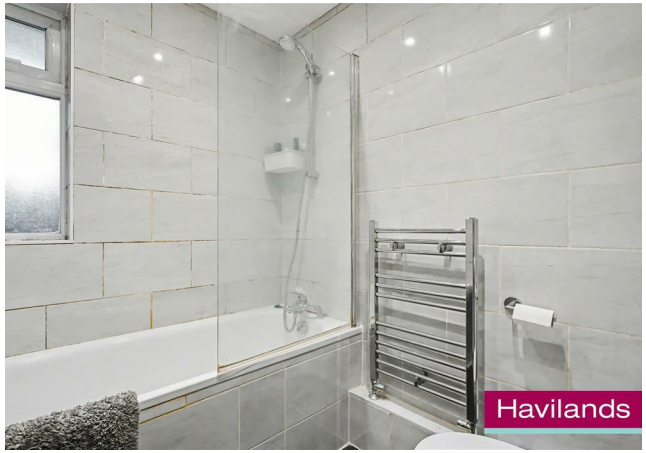

Havilands are pleased to offer For Sale this well-proportioned One Bedroom Garden Flat, set within Park House, positioned just off Winchmore Hill Road. An ideal first-time purchase or investment opportunity, the property offers approximately 551 sq ft of well-planned accommodation.

Situated on the ground floor, the property comprises a bright open-plan lounge and kitchen, a generous double bedroom and a bathroom, with further benefits including share of freehold, off-street parking and a garage en-bloc.

The location is particularly well suited to commuters, with Southgate Underground Station (Piccadilly Line) and Winchmore Hill mainline station both within walking distance, providing direct links into central London (Moorgate approximately 30 minutes). The A10 and A406 are also easily accessible for wider road connections.

Both Southgate and Winchmore Hill town centres are close at hand, offering a variety of shops, cafés and leisure facilities including Waitrose, Sainsbury's and Southgate Leisure Centre. Nearby green spaces include Oakwood and Grovelands Parks, providing excellent outdoor and recreational options.

Viewing is highly recommended.

Leasehold Information:
Tenure: Share of Freehold (Leasehold)
G/Rent: £0
S/Charge: £125pcm
Local Authority: Enfield Borough
Council Tax: Band B (25/26 £1683.13)
EPC Rating: Current 72(C); Potential 77(C)

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

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Park House, N21

Approximate Gross Internal Area = 551 sq ft / 51.2 sq m

Ground Floor

Garage = 140 sq ft / 13.0 sq m

(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

RICS Certified Property Measurer

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come by and meet the team
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