



Wades Hill, N21

£1,750 Per Calendar Month



the advantage of experience



- Viewings Saturday 23rd May - 9:30am - 10:30am - call to arrange.
- Minimum Income Required: £52,500 PA
- Bright and Modern, Two Bedroom Apartment To Let in the Heart of Winchmore Hill Green
- St Paul's CofE Primary, Grange Park Primary and Keble Prep as well as Winchmore Secondary School
- A Stone's Throw from an Abundance of Independent Cafes, Restaurants, Amenities and Winchmore Hill Station (Moorgate approx. 25 mins)
- 734 Sq Ft Living Space across Across First and Second Floor
- Unfurnished
- Available Immediately



Havilands are pleased to present this refurbished TWO BEDROOM APARTMENT TO LET on Wades Hill, N21. Available immediately and offered unfurnished the property offers 734 sq ft of living space across the first and second floor the property. Ideally located in the heart of Winchmore Hill Green, a stone's throw from an abundance of independent cafes, restaurants, amenities and Winchmore Hill Station (Moorgate approx. 25 mins). The apartment itself is comprised of reception room, separate kitchen and bedroom on the first floor with second bedroom and bathroom on the second floor. Bright, modern, and located in an enviable position overlooking picturesque Winchmore Hill Green, the property is ideally located for amenities, dining (opposite the Kings Head), transport links (1 minute walk from Winchmore Hill Station and sought after schools in catchment for St Paul's CofE Primary, Grange Park Primary and Keble Prep as well as Winchmore Secondary School. Viewings highly recommended.

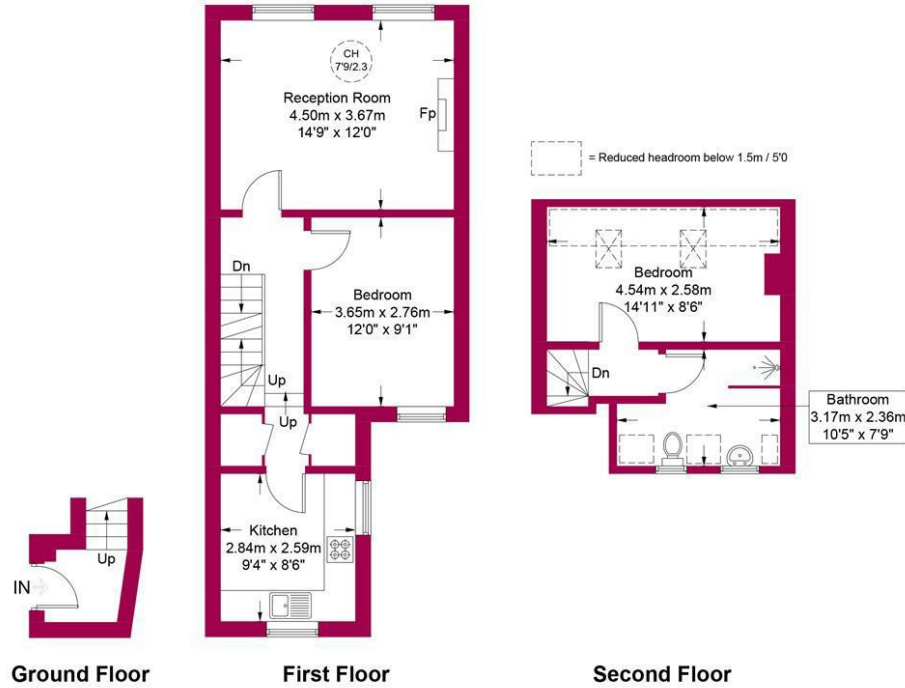
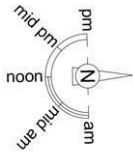
Unfurnished
Available Immediately
Minimum Income Required: £52,500 PA
Local Authority: London Borough of Enfield
Council Tax Band: C (Cost for 2026/27: £1924)
EPC: Current: 59D Potential: 70C

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

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Approximate Gross Internal Area = 734 sq ft / 68.2 sq m

Restricted Height = 47 sq ft / 4.4 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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