

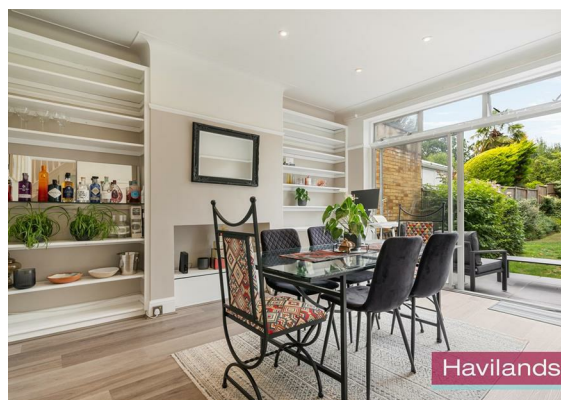
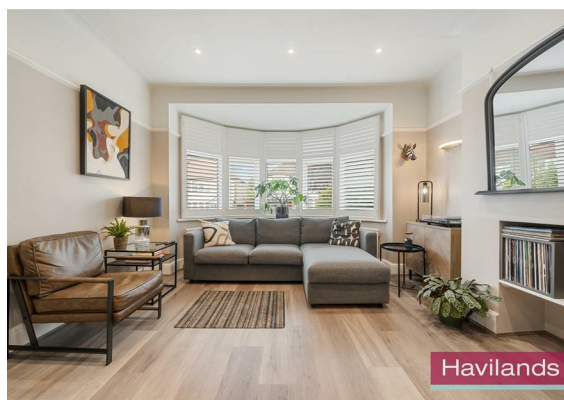


Hillfield Park, London

£2,750

Havilands

the advantage of experience



- Minimum Employed Income - £82,500/year
- Three Bedroom Semi-Detached House
- Off-Street Parking
- Unfurnished
- Available w/c 8th September 2025
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Walking Distance to Southgate Underground Station (Piccadilly)
- Grovelands Park Nearby
- Local Shops inc. Waitrose & Sainsburys Nearby
- Ease of Access to A10 & A406



Havilands



Havilands



Havilands



Havilands

****Minimum Employed Income: £82,500/year****

Havilands are pleased to offer To Let, this **THREE BEDROOM SEMI DETACHED HOUSE** on Hillfield Park, N21. Located on one of Winchmore Hill's most sought after roads, the property is comprised of three bedrooms, family bathroom, two reception rooms, kitchen and downstairs WC. The property also benefits from a good size rear garden and off-street parking. The property falls within some of the areas most sought after primary and secondary schools as well as being within close proximity Palmers Green independent school. An ideal family home, the house is within easy reach of the A10 & A406 providing excellent road links across the Borough and Greater London. Additionally, the house is within walking distance of Winchmore Hill Mainline station providing direct rail links to London (Moorgate approx 25 mins). To arrange a viewing, please do not hesitate to get in touch.

Additional Information:

Available from: **SEPTEMBER 2025**

Minimum Employed Income: **£82,500/year**

Unfurnished

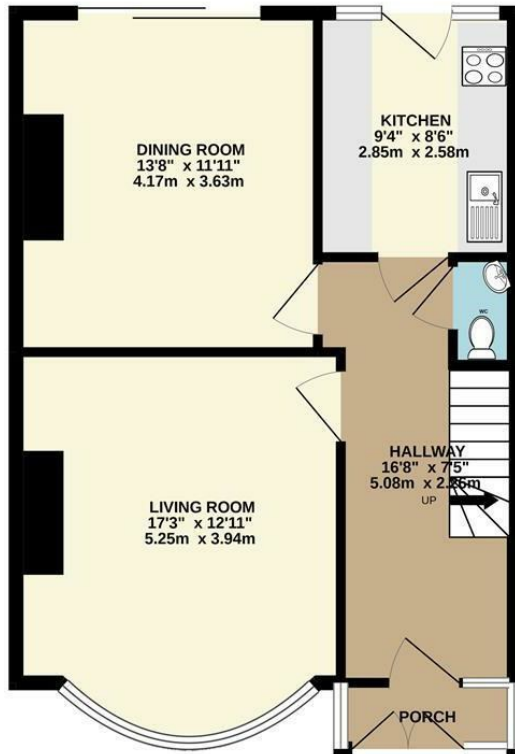
Local Authority: **Enfield Borough**

Council Tax: **Band F (£3125.81 25/26)**

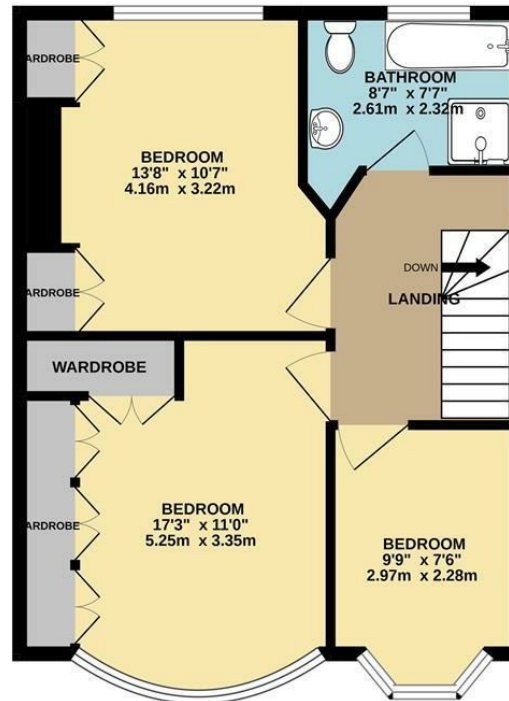
EPC Rating: **Current 67(D); Potential 86(B)**

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

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1224 sq.ft. (113.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

havilands | 020 8886 6262
come by and meet the team
30 The Green, Winchmore Hill, London, N21 1AY

Havilands
the advantage of experience