



Pembroke Road, N13

£2,250 Per Calendar Month

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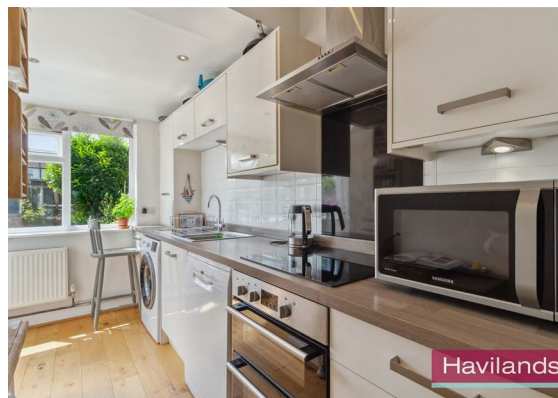


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- Three Bedroom House
- Minimum Employed Income: £67,500/year
- Off-Street Parking
- Unfurnished
- Available Mid-August 2025
- Within Catchment of Firs Farm Primary School
- Within Catchment of Winchmore & Latymer Schools
- Local Shops & Amenities Nearby
- Ease of Access to A10 & A406
- South Facing Garden



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



Havilands are pleased to offer To Let, this THREE BEDROOM HOUSE on Pembroke Road, N13. Available from MID-AUGUST, the property is offered UNFURNISHED and benefits from off street parking. An ideal family home, the house offers 996sqft of living space and is comprised of: Three Bedrooms, Family Bathroom, Through-Lounge & Kitchen. The house also benefits from a SOUTH FACING rear garden.

The house falls within catchment of Firs Farm Primary School as well as sought after secondary schools including Winchmore School & Latymer School. There is plenty of green space nearby with Tatem Park Recreational Ground and Firs Farm Wetlands both a short walk from the property. Additionally there are a number of local shops and amenities nearby including Premier (Firs Lane). A short drive from the property are a wider range of shops along Green Lanes including Waitrose & Sainsburys supermarkets.

Viewing is highly recommended.

Property Information:

Minimum Employed Income: £67,500/year

Furnishing: UNFURNISHED

Available: FROM MID AUGUST 2025

Local Authority: Enfield Borough

Council Tax: Band D (£2164.02 25/26)

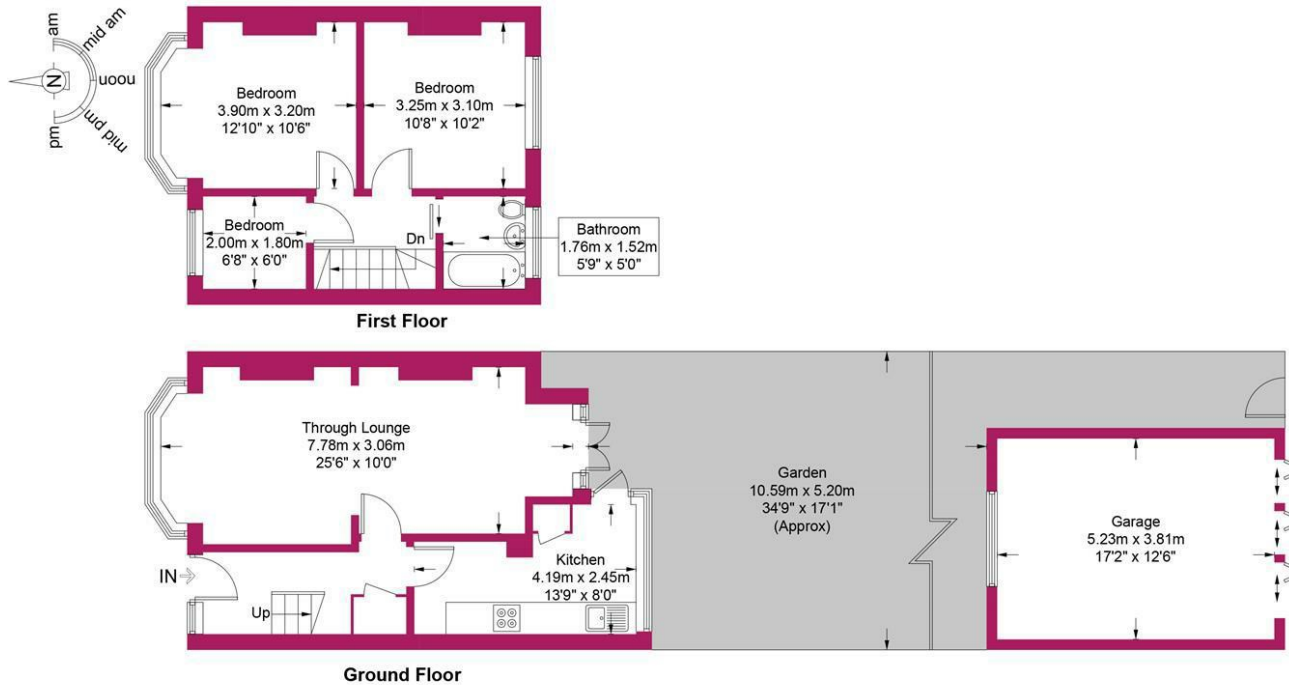
EPC Rating: Current 71(C); Potential 89(B)

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Approximate Gross Internal Area = 996 sq ft / 92.5 sq m

Garage = 214 sq ft / 19.9 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	71	
(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.



havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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