



# 794 Green Lanes, London

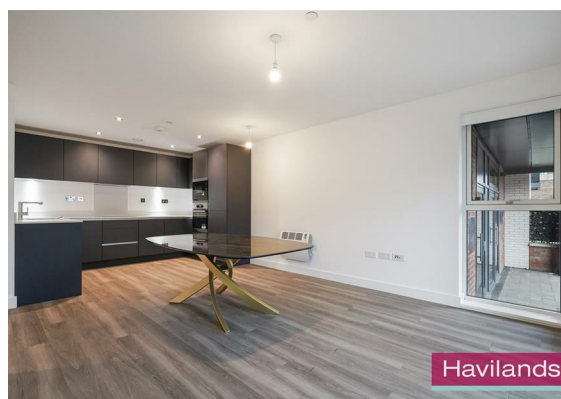
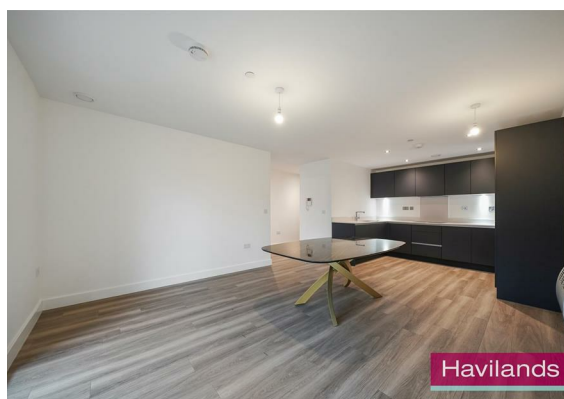
£2,000 Per Calendar Month

**Havilands**

the advantage of experience



- Minimum household income: £60,000 per annum
- Two bedroom ground floor apartment within City House, Green Lanes, N21
- Over 800 sqft of well-proportioned accommodation
- Open-plan lounge/kitchen
- Master bedroom with en-suite shower room
- Separate family bathroom
- Private patio area
- Allocated underground parking
- Walking distance to Winchmore Hill Mainline Station (Moorgate approx. 30 mins)
- Close to shops, amenities and green spaces including Grovelands Park



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



**\*\*Minimum Employed Income: £60,000/year\*\***

Havilands are pleased to offer TO LET this TWO BEDROOM GROUND FLOOR APARTMENT located within City House, Green Lanes, N21. Offering over 800sqft of living space, the property is comprised of: Two Bedrooms with En-Suite to the Master Bedroom, Family Bathroom and open-plan Lounge/Kitchen. The property also benefits from a private patio and allocated, underground parking.

The property is set within walking distance of Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground and Thameslink services. The property is also ideally placed for those using public transport with bus stops outside the building offering a variety of routes across the wider Borough. Additionally, the property is within easy reach of both the A10 & A406 offering direct road links into, and across London.

For those considering schooling, the property falls within catchment of both St. Paul's CofE Primary School & Highfield Primary School (OFSTED: Outstanding) in addition to Winchmore School. The property is also within easy reach of a number of local shops and amenities within Winchmore Hill town centre including both Sainsburys and Waitrose supermarkets. Green space is also close by with Grovelands Park a short walk from the property offering a range of social and leisure activities and events throughout the year.

**Property Information:**

Minimum Household Income: £60,000/year

Available: Immediately

Furnishing: Unfurnished

Local Authority: Enfield Borough

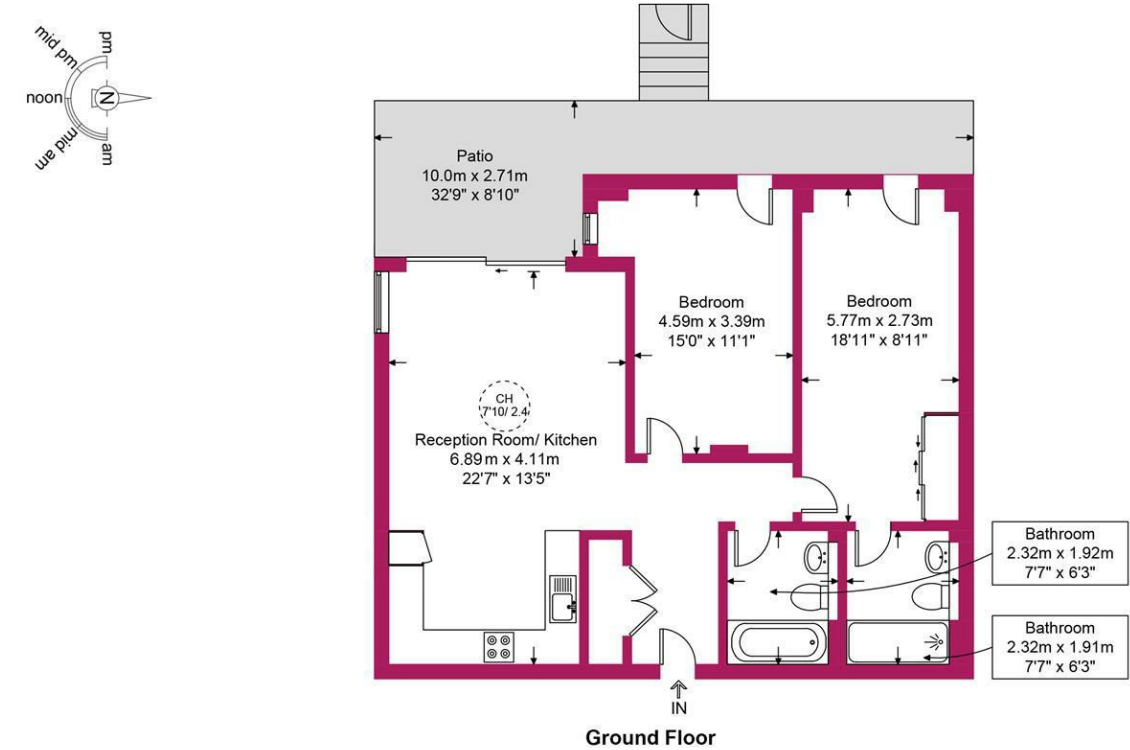
Council Tax: Band E (£2644.91 25/26)

EPC Rating: Current 86(B); Potential 86(B)

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

City House, N21

Approximate Gross Internal Area = 828 sq ft / 76.96 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                                   |                         |           |
| (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.



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

