



Houndsden Road, N21

£625,000

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the advantage of experience



- Top Floor Apartment
- Three Bedrooms, Two Bathrooms, WC Cloakroom, Lounge/Diner
- Private Balcony
- Utility Room
- Allocated Parking Space and Garage en-bloc
- Communal Gardens
- Close to Local Outstanding Primary and Secondary Schools
- Walking distance to Winchmore Hill Mainline Station (to Moorgate) and Southgate Tube (Piccadilly Line)
- Share of Freehold
- Chain Free



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



Havilands are pleased to offer for sale this beautifully presented 3 bedroomed top floor apartment (2nd floor) located in Ashwood Lodge N21. The property benefits from 2 bathrooms, one of which is en-suite to the master bedroom, an additional cloakroom (wc), kitchen and separate utility room. A 22ft open plan lounge/diner with patio doors leads to a private balcony and an abundance of natural light. Further skylights in the property maximise the light throughout. There is an allocated parking space and garage en-bloc. This property has access to communal garden areas.

The property is within walking distance of Winchmore Hill Mainline Station (Moorgate approx 30 mins) as well as Southgate Underground Station (Piccadilly). In addition to providing direct links into central London, both lines offer connections to Overground, Underground and Thameslink services too.

The property falls within catchment of some of the areas most sought after Outstanding schools including Eversley Primary School as well as Highlands School.

There are a number of shops and amenities nearby with cafes and restaurants on The Green as well as Sainsburys (Highlands Village) also within walking distance.

The property is well located with easy access to green spaces including Grovelands Park and Oakwood Park.

Tenure: Share of Freehold (86 years remaining)

Local Authority: London Borough of Enfield

Council Tax Band : E (2025-26 £2,644.91)

Service Charge: £1900

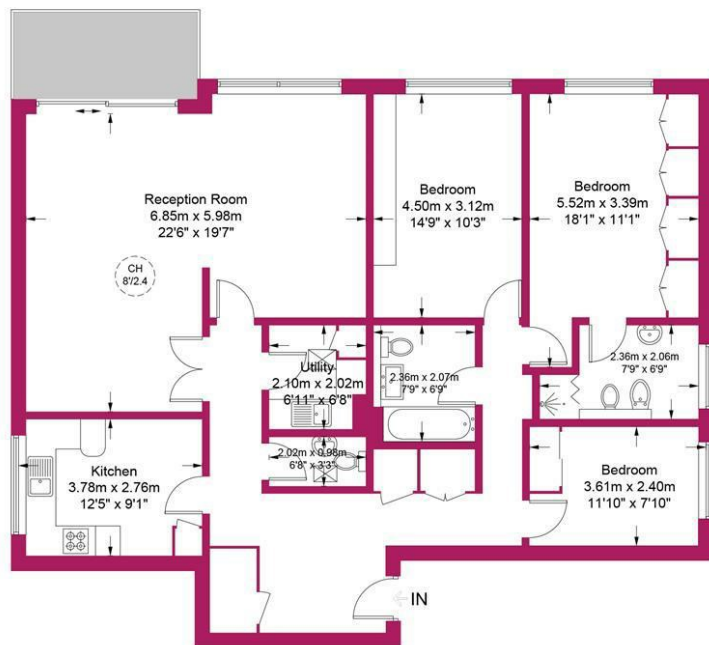
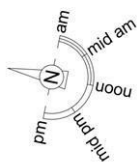
Ground Rent: £55

EPC Rating : Currently 79C Potential 79C

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

Ashwood Lodge, N21

Approximate Gross Internal Area = 1392 sq ft / 129.3 sq m



Second Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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.



**Certified
Property
Measurer**

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come by and meet the team

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