



The Green, Winchmore Hill

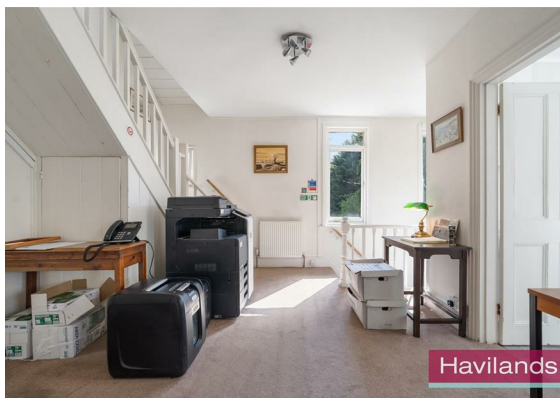
£1,250,000

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- Grade II Listed Property
- Conservation Area
- 2882sqft Internal Area
- Plot Totals 0.2 Acres
- Commercial & Residential Potential (Currently a Solicitors Office)
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of St. Paul's CofE Primary School
- Within Catchment of Winchmore School
- Approx 100ft Rear Garden
- Annexe



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



Nestled in the charming area of Winchmore Hill, London, this remarkable Grade II listed house offers a unique opportunity for those seeking a property with character and history. Spanning an impressive 2,882 square feet, this distinctive residence is currently utilised as a solicitors' office, making it an ideal choice for professionals looking to establish their practice in a prestigious setting.

The property is situated within a conservation area, ensuring that its architectural integrity and historical significance are preserved for future generations. This not only enhances the aesthetic appeal of the surroundings but also provides a sense of community and belonging in a neighbourhood that values its heritage.

With its generous space, the house presents endless possibilities for transformation. Whether you envision converting it back into a stunning family home or continuing its use as a professional office, the potential is vast. The unique features of this property, combined with its prime location, make it a rare find in the bustling city of London.

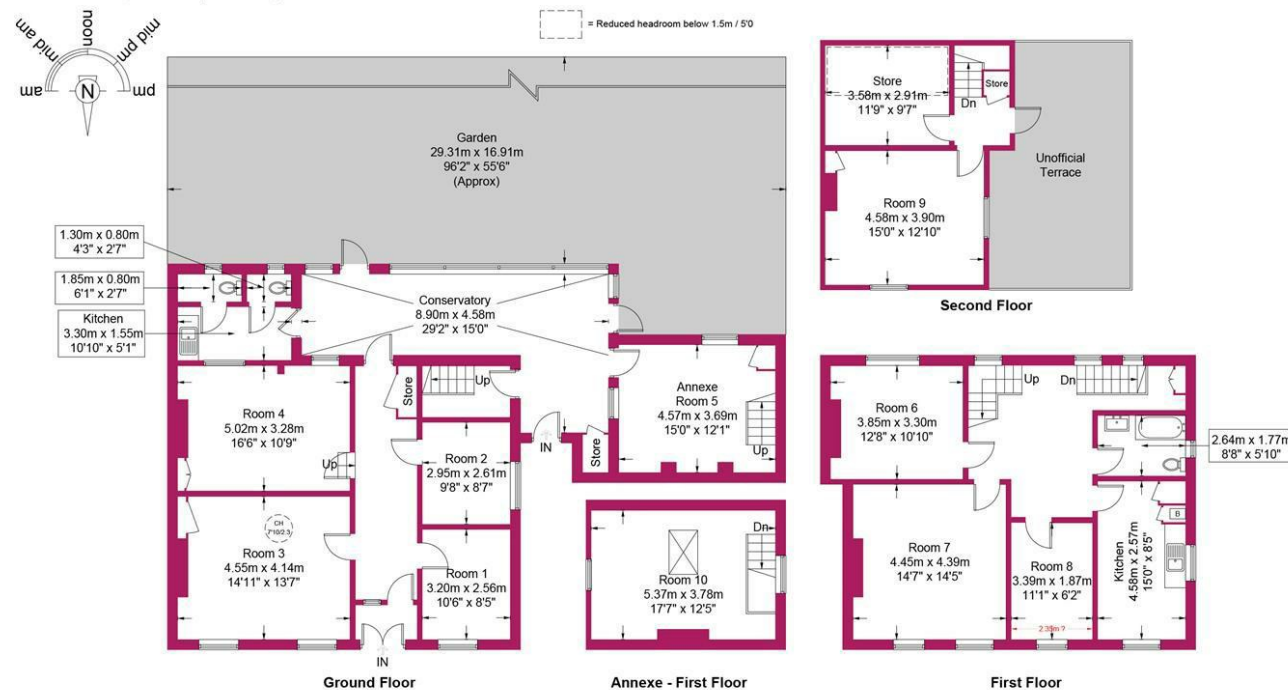
Winchmore Hill is known for its picturesque streets, local amenities, and excellent transport links, providing easy access to central London and beyond. This property is not just a house; it is a canvas for your aspirations, waiting for the right owner to unlock its full potential. Do not miss the chance to own a piece of history in this desirable area.

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

Woodside House, N21

Approximate Gross Internal Area = 2882 sq ft / 267.8 sq m

Restricted Height = 56 sq ft / 5.2 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	

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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

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

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