



# Elm Park Road, Winchmore Hill

£350,000

**Havilands**

the advantage of experience



- Ground Floor Edwardian Conversion
- Chain Free
- 487 sq.ft
- 176 Years Remaining on Lease
- High ceilings throughout
- Off street parking
- Located in a quiet turning off Green Lanes
- Within Easy Reach of Winchmore Hill Train Station

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



Havilands are pleased to introduce this ATTRACTIVE, ONE BEDROOM, GROUND FLOOR PERIOD CONVERSION on Elm Park Road N21. Offered chain free and boasting 487 sq ft of living space, its own entrance, off street parking and communal garden the property is comprised of reception room, kitchen, large double bedroom and shower room. Ideally located just a stone's throw from an abundance of restaurants, shops, amenities and bus routes along Green Lanes and within easy reach of Winchmore Hill Green and Winchmore Hill Station (Moorgate approx. 25 mins). Viewing highly recommended.

Tenure: Leasehold 176 Years Remaining

Ground Rent: 100 PA

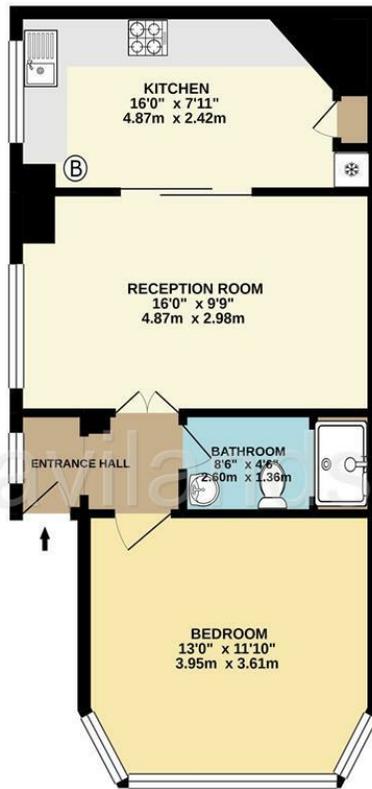
Service Charge: £2304 PA

Local Authority: Enfield

Council Tax Band: D (2025/26 £2,164.02)

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GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



THE ELMS, ELM PARK ROAD, N21 2HP  
TOTAL FLOOR AREA : 487 sq.ft. (45.3 sq.m.) approx.  
Made with Metropix ©2021



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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come by and meet the team  
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