



Havilands

# Queens Avenue, London

Offers In Excess Of £390,000

Havilands

the advantage of experience



- Two Bedroom Flat
- Second Floor
- Leasehold - 171 Years Remaining on Lease
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30mins)
- Ease of Access to A10 & A406
- Within Catchment of St. Paul's CofE & Highfield Primary Schools
- Within Catchment of Winchmore School
- Local Shops & Amenities Nearby inc. Sainsburys & Waitrose
- Grovelands Park Nearby

**Havilands**  
the advantage of experience



Havilands are pleased to offer For Sale, this TWO BEDROOM FLAT located on Queens Avenue, N21. Located in the heart of Winchmore Hill, the property offers 680sqft of living space and is comprised of: spacious lounge boasting solid wood parquet flooring, recently refurbished kitchen with full thickness porcelain tiles, two double bedrooms and a Burlington bathroom complete with marble tiling. Positioned on the SECOND FLOOR, the property also comes with a remaining lease of 171 years and a garden.

The property is within walking distance of Winchmore Hill Mainline Station offering direct links to London (Moorgate approx 30 mins) with connections to Overground, Underground and Thameslink services. Additionally, the property is conveniently located for ease of access to the A10 & A406 also offering direct routes into central London with links across the wider Borough.

The property falls within the catchment area of a number of sought after local schools including Highfield & St. Paul's CofE Primary Schools as well as Winchmore School.

The flat is within easy reach of a number of local shops and amenities along Green Lanes including Sainsburys and Waitrose supermarkets. Also in close proximity are both Grovelands Park and Firs Farm Wetlands with the former offering a range of social and leisure activities throughout the year. Viewing is highly recommended - to arrange yours, please get in touch.

Leasehold Information:

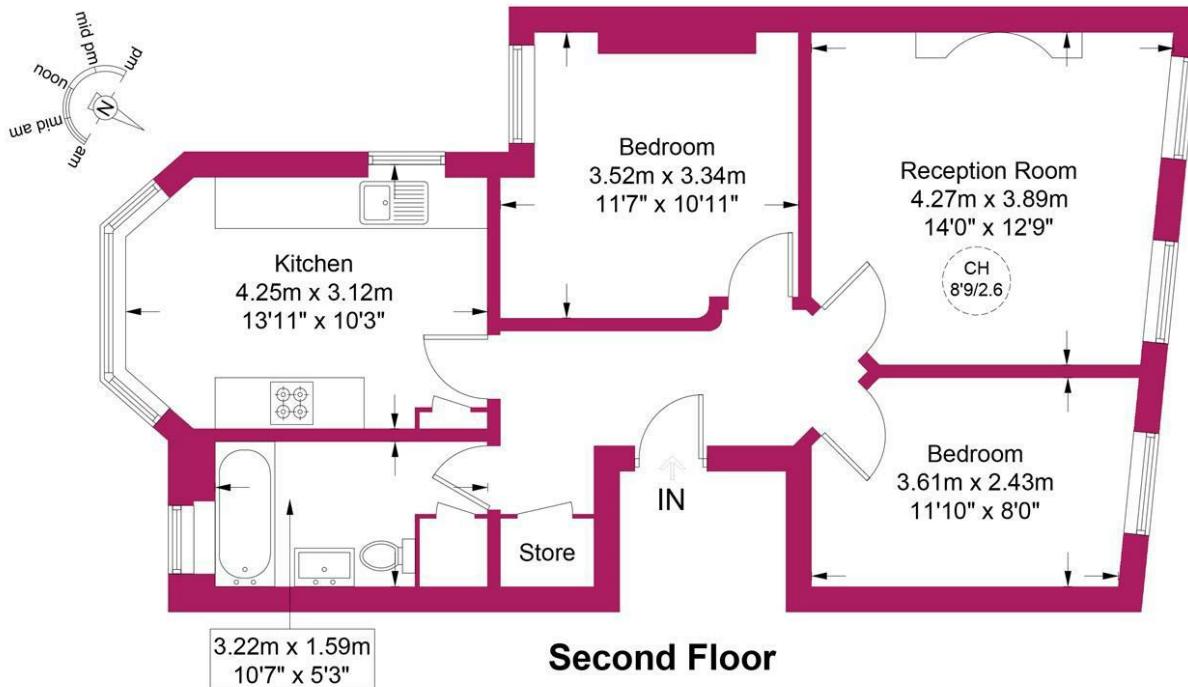
Tenure: Leasehold  
Lease Length: 189 Years from 12/01/2007  
Lease Remaining: 171 Years  
G/Rent: Peppercorn  
S/Charge: £675/Year  
Local Authority: Enfield Borough  
Council Tax: Band C (£1835.98 24/25)  
EPC Rating: Current 56(D); Potential 62(D)

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

**Havilands**  
the advantage of experience

Queens Avenue, N21

Approximate Gross Internal Area = 680 sq ft / 63.2 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	61	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Havilands

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

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

Havilands

the advantage of experience