

Compton Road, N21

£399,500

Havilands

the advantage of experience







- Attractive, Large One Bedroom, Two Bathroom Period Conversion
- Share of Freehold - 980 Years Remaining
- Loft Room Features Spiral Staircase Juliet Balcony, Bathroom and Storage/Home Office Area
- Huge Scope for Further Extension in Loft Room (STPP) Plans Available Drawn Up by the Current Owners.
- Close to Winchmore Hill National Rail (Moorgate approx. 25 mins) and Cafes and Amenities on Winchmore Hill Green and Green Lanes
- In Catchment of Highfield Primary (OUTSTANDING) St Paul's CofE Primary, Keble Prep and Winchmore Secondary
- Close to Green Spaces Including Grovelands Park and Firs Farm Wetlands

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

Havilands

the advantage of experience









Havilands are delighted to offer for sale this ATTRACTIVE, ONE BEDROOM, TWO BATHROOM PERIOD CONVERSION on Compton Road, N21. Offering 1,258 sq ft of living space, across the first and second floor of this larger than average apartment, the property benefits from share of freehold and close proximity to Winchmore Hill Green. The property itself is comprised of bright and airy reception room, separate kitchen, double bedroom and family bathroom with separate shower on the first floor. Feature spiral stairs to the second floor loft room with julliete balcony, bathroom and multi functional space that can be used for home office/gaming area, play room, storage, plus ample further eaves storage. The loft room offers huge scope for further extension (STPP) and plans available drawn up by the current owners.

Ideally located on a highly sought after turning moments from Winchmore Hill National Rail (Moorgate approx. 25 mins) and Winchmore Hill Green with its abundance of independent cafes, restaurants and amenities. The property is also convenient for further amenities and bus routes along Green Lanes, and a variety of green spaces including Grovelands Park and Firs Farm Wetlands. Plus for families the property is in catchment of Highfield Primary (OUTSTANDING) St Paul's CofE Primary, Keble Prep and Winchmore Secondary. Viewing highly recommended.

Tenure: Share of Freehold (980 Years Remaining)
Service Charge: £900 Per Annum
Local Authority: Enfield
Council Tax Band: C (2026/27 £2,015.71)
EPC: Currently 54E Potentially 73C

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

Havilands
the advantage of experience

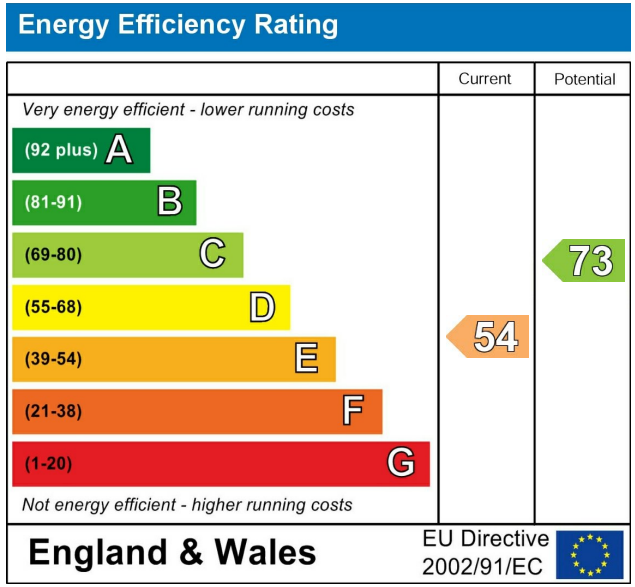
Compton Road, N21

Approximate Gross Internal Area = 1258 sq ft / 116.9 sq m
(Including Restricted Height / Eaves)

Restricted Height / Eaves = 447 sq ft / 41.5 sq m



First Floor **Second Floor**



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.

RICS 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