



# Berkeley Gardens, London

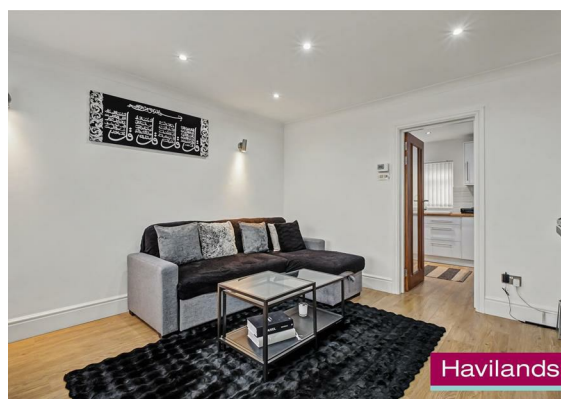
Offers Over £315,000

**Havilands**

the advantage of experience



- One bedroom first floor apartment in a quiet residential turning
- Located on Berkeley Gardens, N21, in the heart of Winchmore Hill
- Bright reception room ideal for relaxing or working from home
- Fitted kitchen with high-quality integrated appliances, including Smeg washing machine and fridge freezer
- Well-proportioned double bedroom and bathroom
- Ample storage including loft space and access to a pram shed
- Communal garden, communal parking, and pleasant rear outlook over a pond
- Excellent transport links via Grange Park, Bush Hill Park and Winchmore Hill stations, with easy access to A406 & A10



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



Havilands are pleased to offer For Sale, this ONE BEDROOM FIRST FLOOR APARTMENT located on Berkeley Gardens, N21, a quiet residential turning in the heart of Winchmore Hill.

The apartment is bright and well arranged, featuring a comfortable reception room, a fitted kitchen with high-quality integrated appliances including a Smeg washing machine and fridge freezer, a well-sized double bedroom and a bathroom. Positioned on the first floor, the property would suit a first-time buyer or investor and is offered with a remaining lease of approximately 97 years.

Further benefits include ample storage, including loft space and access to a pram shed, communal parking, use of a communal garden, and a pleasant rear outlook over a pond.

For commuters, Grange Park Mainline Station is within easy reach, providing direct rail links into London Moorgate (approximately 30 minutes), with Bush Hill Park Overground and Winchmore Hill Mainline Stations also nearby. Local shops, cafés, parks, a library, shopping centres and Chase Farm Hospital are close at hand, along with easy access to the A406 and A10.

Viewing is highly recommended.

**Leasehold Information:**

Tenure: Leasehold

Lease Length: 125 Years from 12/01/1998

Lease Remaining: 97 Years

G/Rent: £10/year

S/Charge: £1229/year

Local Authority: Enfield Borough

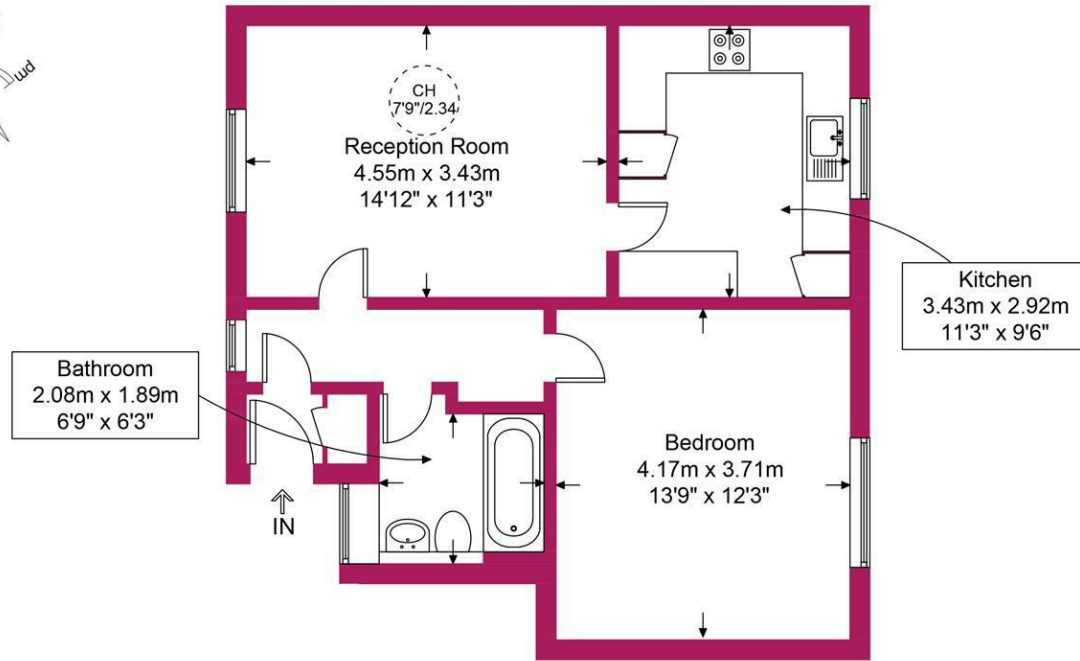
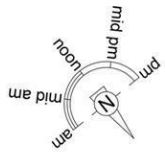
Council Tax: Band D (£21640.02 25/26)

EPC Rating: Current 67(D); Potential 69(C)

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

**Berkeley Gardens, N21**

**Approximate Gross Internal Area = 573 sq ft / 53.24 sq m**



**First Floor**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.



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 come by and meet the team  
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