

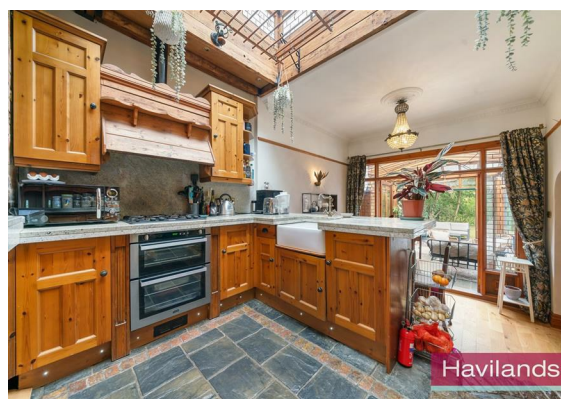


Eversley Park Road, N21

£650,000

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the advantage of experience



- Three Bedroom, Three Reception Room, Ground Floor Period Conversion
- Beautifully Presented with Period Features Throughout
- Off Street Parking (Shared Drive)
- Share of Freehold
- Direct Access to Private Patio, Plus Back Section of Garden with Substantial Shed Offering Scope for Garden Room/ Office
- En-Suite W/C to Master Bedroom
- Within Easy Reach of Southgate (Piccadilly Line) and Winchmore Hill Station (Moorgate Approx. 25 Mins)
- In Catchment of Eversley Primary (OUTSTANDING) and Highlands Secondary (OUTSTANDING)



Havilands are delighted to present this beautifully presented, character filled THREE BEDROOM, GROUND FLOOR, PERIOD CONVERSION on sought after Eversley Park Road, N21. Brimming with character and period charm this larger than average property offers 1,165 sq ft of space and boasts shared off street parking, direct access to garden and share of freehold.

The property is comprised of open plan reception room/kitchen, dining room, conservatory, three bedrooms, with en-suite w/c to master bedroom and built in wardrobes to 2nd bedroom. Plus family bathroom and ample storage. Outside there is a private patio that extends to 27ft plus back section of garden with substantial shed that offers scope to build a garden room/ office.

The property offers excellent transport links and is within easy reach of Winchmore Hill Station (Moorgate approx. 25 mins) and Southgate Underground (Piccadilly) as well as various bus routes. Plus the property benefits from being close to green spaces with Grovelands and Oakwood Park close by.

Ideally located for families as the property is in catchment for several sought after schools including Eversley Primary (OUTSTANDING) and Highlands Secondary (OUTSTANDING). Viewing recommended.

Tenure: Share of Freehold

Local Authority: Enfield

Council Tax Band: C (2025/26 £1,923.57)

Ground Rent: N/A

Service Charge: £150 per month

EPC: Currently 70C Potentially 75C

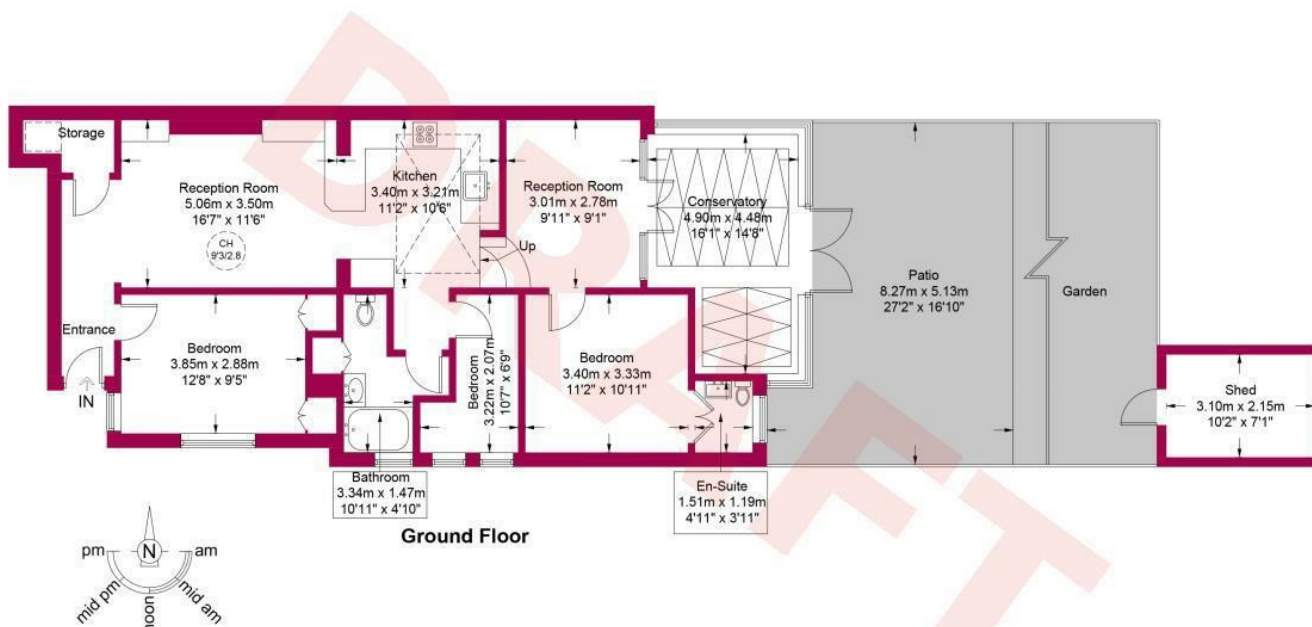
For more images of this property please visit havilands.co.uk

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Approximate Gross Internal Area = 1165 sq ft / 108.2 sq m

Restricted Height = 6 sq ft / 0.6 sq m

Shed = 72 sq ft / 6.7 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

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