



# Downes Court, Winchmore Hill

£8,000 Per Calendar Month

Havilands

the advantage of experience



- Immaculately Presented Six Bedroom Property
- Short walk from Winchmore Hill Green
- 4123 sq ft Living Space Across Three Floors
- Gated Driveway with Garage
- Available Immediately



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

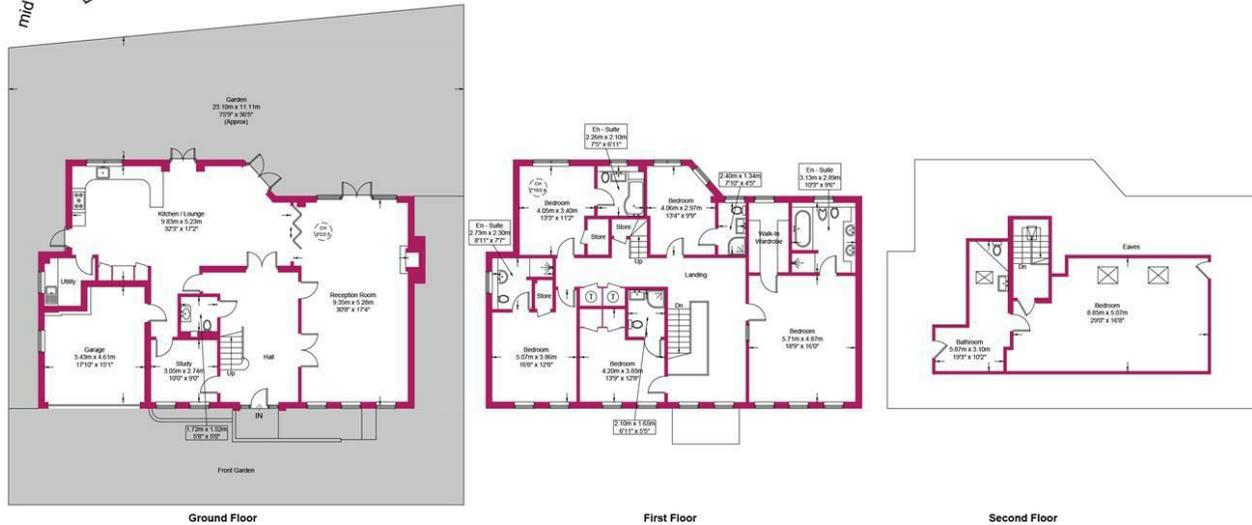
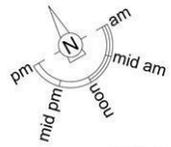


Havilands are delighted to present this immaculately presented six bedroom property available TO LET ON DOWNES COURT, N21. Located on a highly sought after turning off Broad Walk and boasting 4123 sq ft of living space across three floors the property benefits from a well kept garden, and gated driveway with a garage. Comprised of a large entrance hall leading onto two reception rooms, and a kitchen/diner to the rear of the property. The ground floor further benefits from a utility room and w/c. The second floor is host to five double bedrooms, all with ensembles. The sixth bedroom and additional w/c is located on the second floor. Downes Court is located a short walk from Winchmore Hill Train Station (Moorgate approx. 25 mins ) and 'The Green', with its popular cafes, restaurants, and shops. The property is also well located to local primary and secondary schools. Available immediately. Viewing highly recommended.

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# Downes Court, N21

Approximate Gross Internal Area = 4123 sq ft / 383.0 sq m



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>	<b>77</b>	<b>82</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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