



Station Road, London

£1,800 Per Calendar Month

Havilands

the advantage of experience



- Two bedroom first-floor apartment within a period conversion
- Minimum Employed Income: £54,000/year
- Available Immediately
- Unfurnished
- Approx. 640 sq ft of internal accommodation
- Allocated off-street parking for one vehicle
- Lounge / dining room, fitted kitchen and bathroom
- Moments from Winchmore Hill Station (Moorgate approx. 30 mins) with connections to Overground, Underground & Thameslink services
- Within catchment for St Paul's CofE Primary School, Highfield Primary School (Ofsted: Outstanding) and Winchmore School
- Walking distance to local shops and amenities on The Green and Green Lanes, with Sainsbury's, Waitrose and Grovelands Park nearby

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



Havilands are pleased to offer To Let, this TWO BEDROOM APARTMENT located on Station Road, N21. Situated on the first floor of a period conversion, the property offers 640sqft of living space and is comprised of: Two Bedrooms, Bathroom, Lounge/Diner and Kitchen. The property also benefits from allocated off-street parking for one vehicle.

Available IMMEDIATELY and offered UNFURNISHED, the property is ideally positioned, just moments away from Winchmore Hill Mainline Station (Moorgate approx 30 mins) with connections to Overground, Underground and Thameslink services en-route. The property also offers ease of access to both the A10 & A406 offering excellent road links into central London and across the wider Borough.

For those considering schooling, the property falls within catchment of St. Paul's CofE Primary School as well as within catchment for Highfield Primary (OFSTED: Outstanding) and Winchmore School.

The property is within walking distance of a number of local shops and amenities on The Green and Green Lanes including Sainsburys and Waitrose supermarkets. Grovelands Park is also a short walk from the property offering plenty of green space alongside leisure and social activities taking place throughout the year.

Property Information:

Minimum Employed Income: £54,000/year

Available: Immediately

Furnishing: Unfurnished

Local Authority: Enfield Borough

Council Tax: Band C (£1923.57 25/26)

EPC Rating: Current 78(C); Potential 82(B)

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

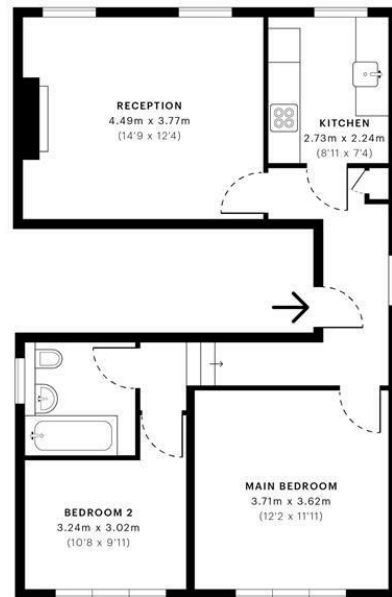


Station Road, N21

CAPTURE DATE: 08/01/2022 LASER SCAN POINTS: 1,682,862

GROSS INTERNAL AREA

59.52 sqm / 640.67 sqft



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
59.52 sqm / 640.67 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes windows, restricted head height
57.28 sqm / 616.56 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Unlit use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 38 RESIDENTIAL: 35.47 sqm / 384.13 sqft
AREA 39 RESIDENTIAL: 57.69 sqm / 620.97 sqft

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Energy Efficiency Rating

| | Current | Potential |
|---|---------|----------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 82 |
| (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 |



havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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