



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



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](http://havilands.co.uk)

Havilands

Station Road, N21

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

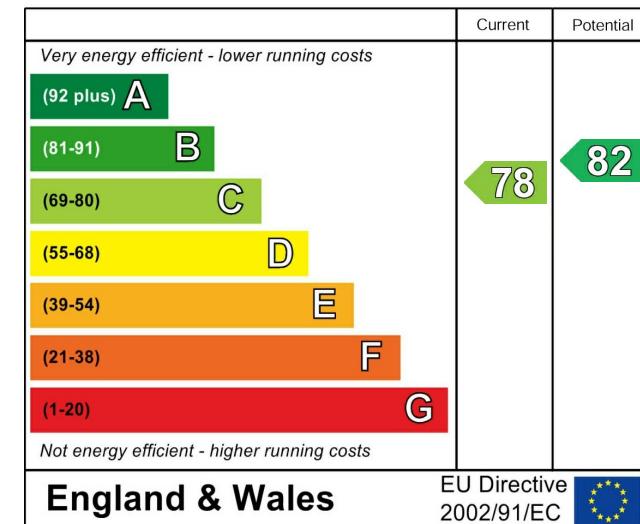
GROSS INTERNAL AREA

59.52 sqm / 640.67 sqft



— First Floor

### Energy Efficiency Rating



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

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
57.28 sqm / 615.56 sqft

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

RESTRICTED HEAD HEIGHT  
Limited 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.  
Doors, wardrobes and other internal features are not measured.  
All measurements shown for the individual room lengths and widths  
are the maximum points of measurements captured in the scan.

IPMS 3E RESIDENTIAL 59.47 sqm / 640.15 sqft  
IPMS 3C RESIDENTIAL 57.69 sqm / 620.87 sqft

SPEC ID: 61d70f1226c85a0dce4e2338

havilands | 020 8886 6262  
come by and meet the team  
30 The Green, Winchmore Hill, London, N21 1AY

# Havilands

the advantage of experience