



Station Road, Winchmore Hill

£1,475 Per Calendar Month

Havilands

the advantage of experience



- Minimum Household Income: £47,250 per year
- Available Immediately
- Spacious one bedroom split-level apartment on Station Road, N21
- Large double bedroom, lounge, kitchen & bathroom
- Private rear garden with direct access
- Walking distance to Winchmore Hill Mainline Station (Moorgate approx. 30 mins)
- Excellent road links via A10 & A406, plus nearby bus routes
- Close to local shops, cafés, restaurants and supermarkets including Waitrose & Sainsburys

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Havilands are pleased to offer To Let, this deceptively spacious ONE BEDROOM, SPLIT-LEVEL APARTMENT located on Station Road, N21.

Available immediately, the property is comprised of: Lounge, Kitchen, Bathroom and large Double Bedroom, the apartment also benefits from a private rear garden with direct access.

Situated on the first floor, the apartment is within walking distance of Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground and Thameslink services en-route.

Also within easy reach of the property are both the A10 & A406 providing direct road links into central London and serving routes across the wider Borough and Greater London.

Additionally, the property is moments away from public transport stops with regular bus services.

Local shops and amenities are also within easy reach with a wide range of retail outlets along Green Lanes in addition to Waitrose and Sainsburys supermarkets. Additionally, cafes and restaurants on The Green are also nearby.

Property Information:

Minimum Household Income: £47,250 / Year

Available From: Immediately

Furnishing: Unfurnished

Local Authority: Enfield Borough

Council Tax: Band C (£1923.57 25/26)

EPC Rating: Current 72(C); Potential 80(C)

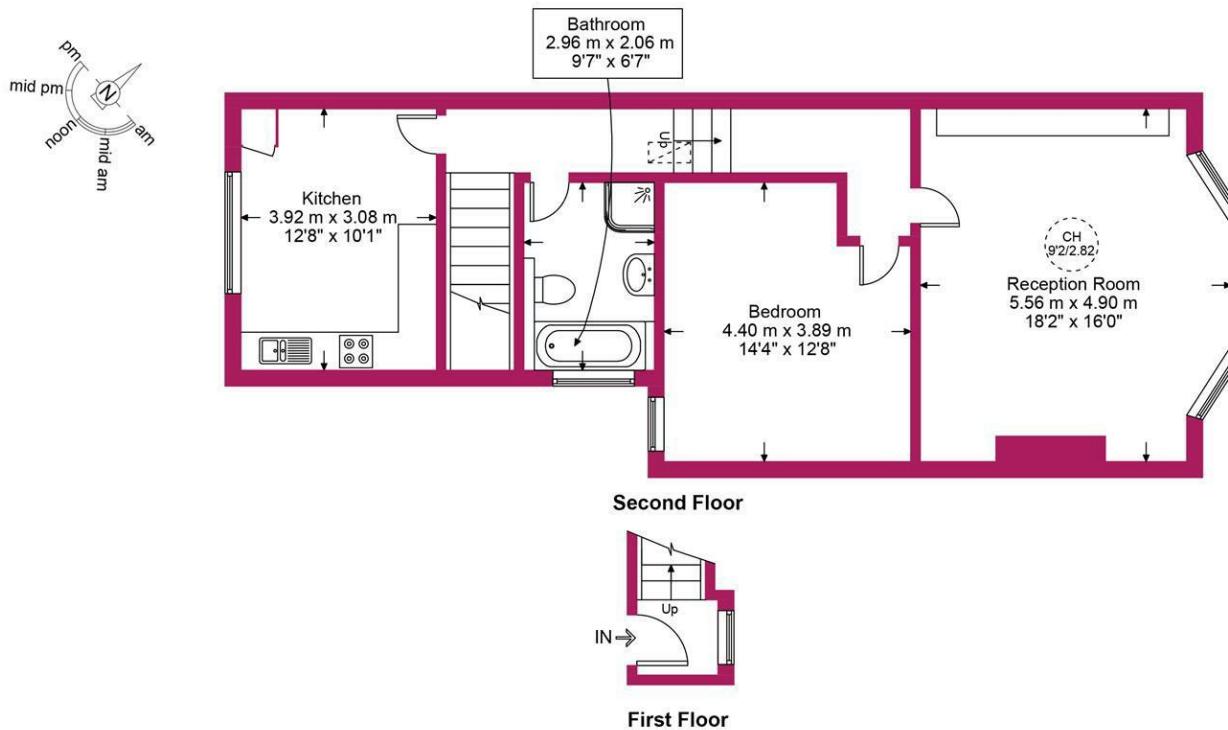
For more images of this property please visit havilands.co.uk

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Station Road, N21

Approximate Gross Internal Area = 830 sq ft / 77.07 sq m



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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

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		66
(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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