



Highfield Road, N21

£2,100 Per Calendar Month

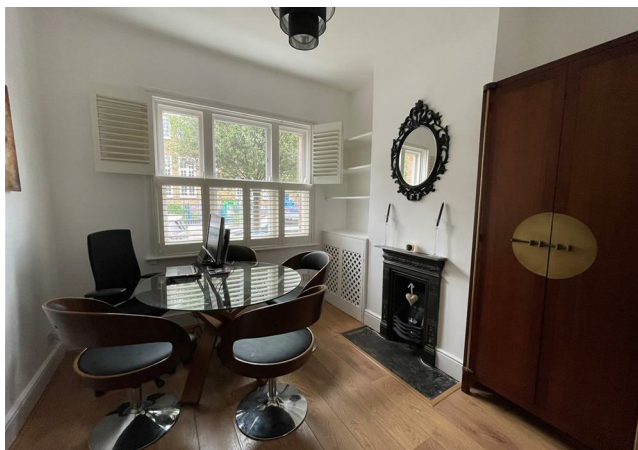
Havilands

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- Charming, Two Bedroom, Period Property To Let
- Available End of March
- Offered Unfurnished
- Reception Room, Dining Room, Kitchen and Utility
- Close to Winchmore Hill Station (Moorgate approx 25 mins) and Various Bus Routes along Green Lanes
- A Stone's Throw from High Primary (OUTSTANDING) and close to Winchmore Secondary



Nestled on the charming Highfield Road in N21, this delightful two bedroom, period property available TO LET presents an excellent opportunity for those seeking a comfortable and inviting home.

The property boasts a well-proportioned reception room, dining room, kitchen, utility on the ground floor. Up on the first floor there are two bedrooms and a family bathroom. Outside the garden extends to 56ft.

Ideally located for transport links with Winchmore Hill Station (Moorgate approx 25 mins) within easy reach and various bus routes along Green Lanes. Green Lanes also offers an abundance of independent coffee shops, restaurants and amenities.

Plus the property is in catchment for High Primary (OUTSTANDING) and Winchmore Secondary.

Do not miss the chance to make this house your new home.

Available: End of March

Offered: Unfurnished

Minimum Working Income Required; £63,000

Local Authority: Enfield

Council Tax Band: D (2025-26 £2,164.02)

EPC: Currently 69C Potentially 86B

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



GROUND FLOOR  
35.2 sq.m. (379 sq.ft.) approx.

1ST FLOOR  
32.3 sq.m. (348 sq.ft.) approx.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</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	

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come by and meet the team

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

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