



# The Glade, Winchmore Hill

£1,800 Per Calendar Month

**Havilands**

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- Two Bedroom Ground Floor Maisonette
- Minimum Income Requirement: £63,000/year
- Off-Street Parking
- Private Rear Garden
- Available Immediately
- Offered Unfurnished or Part Furnished
- Within Catchment of Eversley & Grange Park Primary Schools
- Within Catchment of Highlands School
- Walking Distance to Southgate Underground Station (Piccadilly)
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)

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



Havilands are pleased to offer To Let, this TWO BEDROOM, GROUND FLOOR MAISONETTE including own garden and off-street parking located on The Glade, N21. Nestled on the borders of Winchmore Hill and Southgate, the property offers 654sqft of living space and is comprised of: two double bedrooms, lounge, kitchen and family bathroom. The property is available immediately and is offered either Unfurnished or Part Furnished.

Conveniently located for commuters, the property is within walking distance to both Southgate Underground Station (Piccadilly) and Winchmore Hill Mainline Station (Moorgate approx 30 mins) with the latter offering connections to Overground, Underground and Thameslink services. The property is also ideally placed for families with the maisonette falling within the catchment area of Eversley & Grange Park Primary Schools as well as Highlands School.

The property is close to green space with Grovelands Park, Oakwood Park & Trent Park all within easy reach with a wide array of social and leisure activities throughout the year. Also nearby are a number of local shops and amenities including Sainsburys (Highlands Village), M&S Food Store (Southgate) and Waitrose (Green Lanes). To arrange a viewing, please get in touch.

#### Property Information:

Local Authority: Enfield Borough

Council Tax: Band D (£2065.48 24/25)

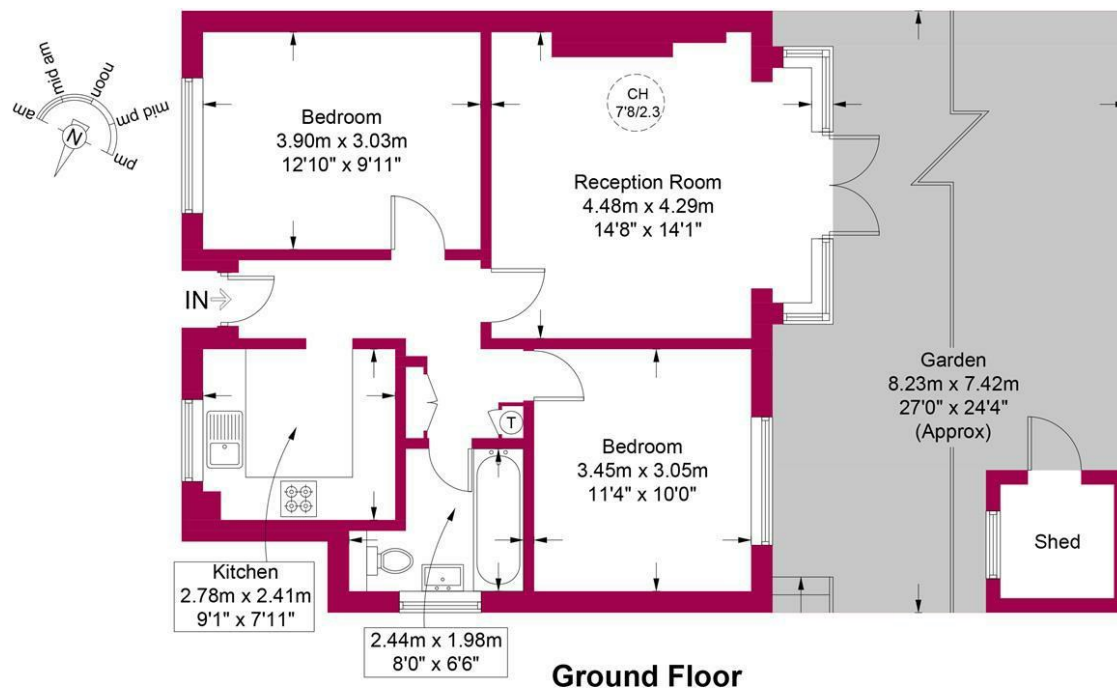
EPC Rating: Current 56(D); Potential 74(C)

Minimum Household Income Requirement: £63,000/year

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

## The Glade, N21

Approximate Gross Internal Area = 654 sq ft / 60.8 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>74</b>
(55-68) <b>D</b>	<b>56</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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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**

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come by and meet the team

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