



# Henrietta Gardens, London

£1,695,000



the advantage of experience



- 5/6 bed modern detached
- Large kitchen/diner/entertainment room
- Off street parking front and rear
- Contemporary & stylish fittings
- Opposite station (30 mins Moorgate)
- Front and south facing rear garden
- Located in the heart of The Green
- Energy Efficiency Rating: C



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



RARELY AVAILABLE! Havilands are delighted to offer this spacious (2653sqft), contemporary, detached, double fronted 5/6 bed home in the heart of Winchmore Hill, with south-facing garden and off street parking.

The ground floor has a stunning open plan kitchen/dining room and entertaining space, with bi-fold doors that open up onto the garden. There is also a front dual aspect reception room with feature fireplace, a further reception room/bedroom, utility room and downstairs cloakroom. On the first floor, the luxurious master suite includes a dressing area and full en-suite bath and shower room. There are two further double bedrooms on this level both with en-suite shower rooms. On the upper floor are two additional double bedrooms and a family bathroom. There is gated, off street parking for several vehicles to the rear of the property which is accessed via a private, gated road past the neighbouring houses and further off street parking on the front driveway, also accessed from the rear. This home benefits from modern, quality features throughout. Henrietta Gardens is a smart, purpose built development of houses, opposite Winchmore Hill mainline station (Moorgate 30 mins). 'The Green' is just moments away, with a diverse and exciting mix of places to eat, shop and drink, including the well known Kings Head and Buckle and Vaughan, as well as the local butchers, deli and a variety of coffee shops. Grovelands Park is just around the corner, providing additional open green spaces in the vicinity. Viewing Highly Recommended.

Tenure: Freehold

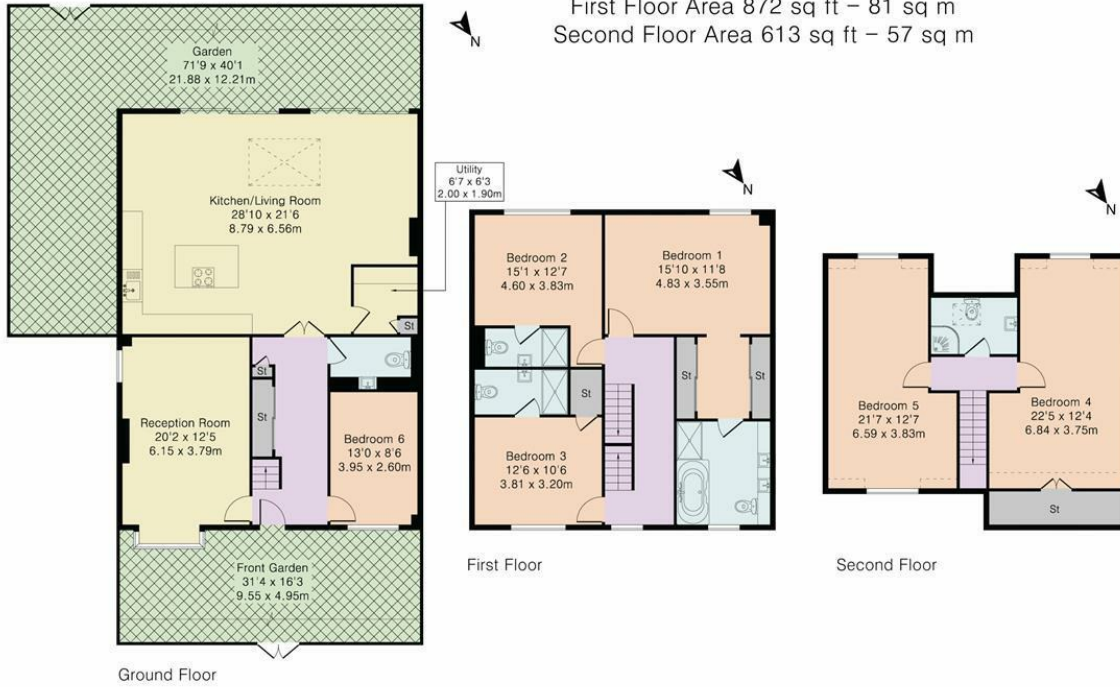
Service Charge: £900pa

Council Tax Band: G

Energy Efficiency: 80/C; potentially 84/B

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Approximate Gross Internal Area 2653 sq ft – 247 sq m  
 Ground Floor Area 1168 sq ft – 109 sq m  
 First Floor Area 872 sq ft – 81 sq m  
 Second Floor Area 613 sq ft – 57 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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