



# Eversley Park Road, N21

Price Guide £290,000

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- One Bedroom, Ground Floor Apartment
- Private Terrace with Direct Access to Communal Gardens
- Allocated Parking
- Long Lease - 938 Years Remaining
- Within Easy Reach of Winchmore Hill Station (Moorgate approx. 30 mins) and Southgate (Piccadilly Line)
- Close to Oakwood and Grovelands Parks and Amenities of Southgate High Street and Winchmore Hill Green
- Recently Rewired Throughout
- Can Include Furniture and Fittings if Required

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

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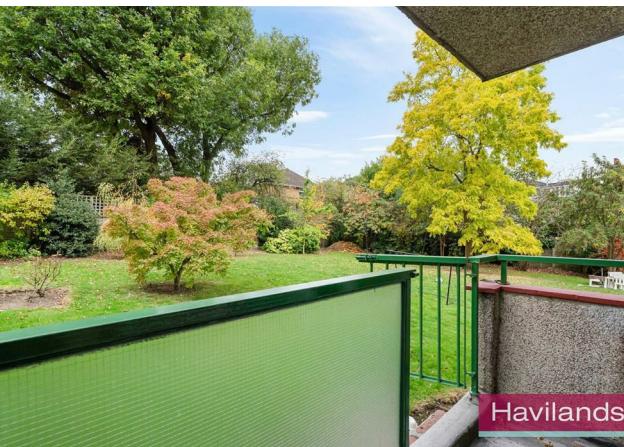
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\*\*Guide Price: £290,000-£310,000\*\*

Havilands are delighted to offer For Sale on a CHAIN FREE basis, this ONE BEDROOM, GROUND FLOOR APARTMENT on Meadowbank N21. Offering 581 sq ft of living space, the property is comprised of large reception room, kitchen, bathroom, storage and double bedroom with access to a private terrace overlooking well kept communal grounds. The property also benefits from allocated parking and has been recently rewired throughout. Plus can include furniture and fittings if required.

Located on a quiet turning off Eversley Park Road and within easy reach of both Winchmore Hill Station (Moorgate approx. 30 mins) and Southgate (Piccadilly Line) as well as the various cafes, restaurants and shops on Winchmore Hill Green and Southgate High Street. Plus the property is close to green spaces including Oakwood and Grovelands Parks. Viewing highly recommended.

Tenure: Leasehold

Lease Remaining: 938 Years

Local Authority: Enfield

Council Tax Band: C (2025/26 £1,923.57)

Service Charge: £1342 Per Annum

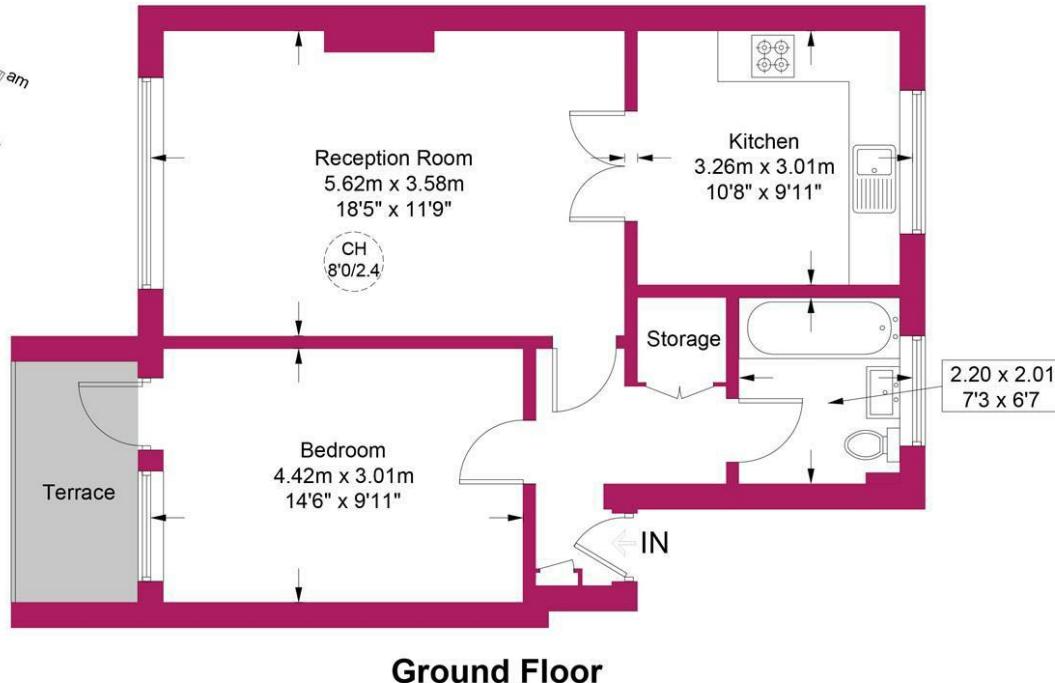
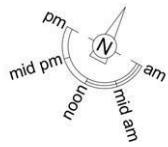
Ground Rent: £0

EPC: Currently 58D Potentially 75C

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	
(55-68) D	58	
(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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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

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