

Church Hill, Winchmore Hill

Offers Over £290,000

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- One Bedroom, Second Floor, Larger Than Average, Balcony Apartment
- 23ft Reception Room/ Diner
- Built In Wardrobes to Bedroom
- Moments from Grovelands Park
- 0.5 Miles to Winchmore Hill National Rail Station (Moorgate Approx 25 Mins)
- 0.9 Miles to Southgate Station (Piccadilly Line)
- Balcony Overlooking Communal Grounds
- Benefits from Being Part of a Residents Right To Manage Block
- Garage En Bloc (With New Roof)

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

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Havilands are pleased to present for sale this ONE BEDROOM, SECOND FLOOR, BALCONY APARTMENT in Chesterfield Lodge, N21. Boasting 759 sq ft this spacious apartment is comprised of 23 ft reception room with doors to balcony overlooking communal grounds, separate kitchen, double bedroom with built in wardrobes, shower room and ample storage. Plus garage en bloc, with new roof. The property also benefits from being part of a Residents Right To Manage block.
Ideally located moments from Grovelands Park and close to Winchmore Hill Green, with its coffee shops, restaurants and boutiques. Winchmore Hill National Rail Station (Moorgate approx 25 mins) is just 0.5 miles away and Southgate Underground (Piccadilly line) is just 0.9 miles away.
Viewing highly recommended.

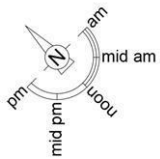
Tenure: Leasehold 131 years remaining
Service Charge: £3,300 PA (includes Building Insurance)
Ground Rent: £250 PA
Local Authority: Enfield
Council Tax Band: D (2023/24 £2,065.48)
EPC Rating: Currently 65D Potentially 82B

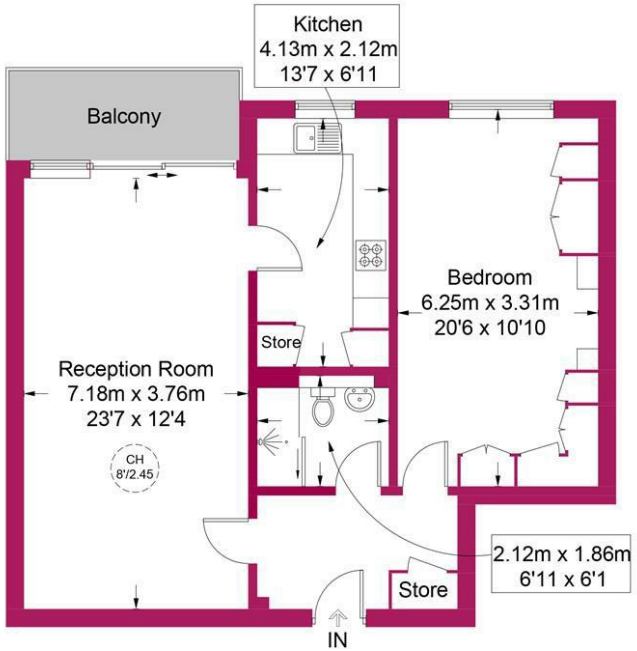
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Church Hill, N21

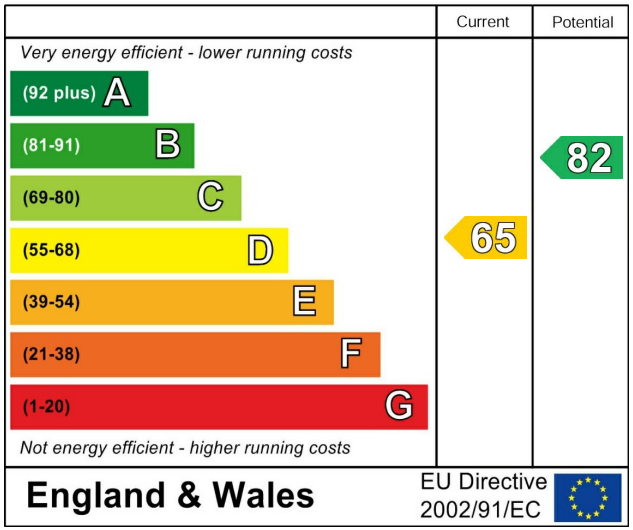
Approximate Gross Internal Area =759 sq ft / 70.5 sq m





Second Floor

Energy Efficiency Rating



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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.

RICS Certified Property Measurer

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come by and meet the team
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