



Church Hill, Winchmore Hill

Guide Price £550,000

Havilands

the advantage of experience



- ****Guide Price £550,000-£600,000****
- Spacious three-bedroom first floor apartment within Chesterfield Lodge, N21
- Offers nearly 1,400 sq ft of living space with bright, versatile rooms
- Private balcony plus access to large, well-kept communal gardens
- Recently installed dual boiler and water filtration system
- Includes a garage en-bloc and ample visitor parking
- Moments from Grovelands Park and local shops on The Green
- Excellent transport links: Winchmore Hill Station (Moorgate -30 mins) and Southgate Underground (Piccadilly Line) nearby
- Within catchment of sought-after schools including Eversley, Merryhills, St Paul's, Grange Park & Highlands
- Close to respected independents such as Keble Prep & Palmers Green High School



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Havilands are delighted to offer For Sale, this THREE BEDROOM APARTMENT located within Chesterfield Lodge, N21. Positioned on the FIRST FLOOR and located moments away from the ever popular Grovelands Park, the property offers nearly 1400sqft of living space and is comprised of: Three Bedrooms, Lounge, Dining Room, Kitchen and Two Bathrooms. The property also benefits from a private balcony and is offered with a remaining lease of 97 years. Boasting plenty of natural light throughout, the apartment also benefits from a recently installed dual boiler and a water filtration system. The property also comes with a garage en-bloc.

The apartment is ideally placed for commuters, with Winchmore Hill Mainline Station within walking distance, offering direct services into central London (Moorgate approx. 30 mins). Southgate Underground Station (Piccadilly Line) is also close by, giving further fast connections across London, with links to Overground and National Rail services en route. Excellent local bus services are available from stops just moments away.

The property falls within catchment of several highly regarded schools including Eversley, Merryhills, St Paul's and Grange Park primaries, as well as Highlands secondary. Independent schools such as Keble Prep and Palmers Green High are also nearby.

Chesterfield Lodge further benefits from ample visitor parking and access to a large, well-maintained communal garden. Local shops and amenities on The Green are within easy reach. Contact us today to arrange a viewing.

Leasehold Information:

Tenure: Leasehold

Lease Length: 125 Years from 01/03/1997

Lease Remaining: 97 Years

G/rent: £100/yr

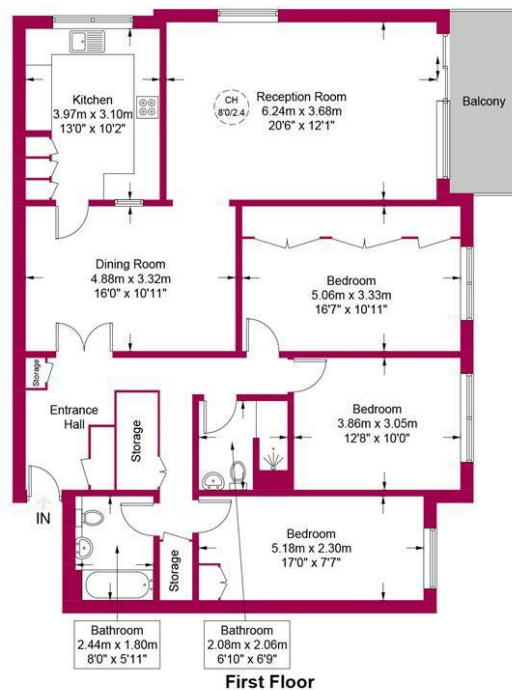
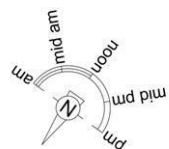
S/Charge: TBC

Local Authority: Enfield Borough

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

Chesterfield Lodge, N21

Approximate Gross Internal Area = 1363 sq ft / 126.6 sq m



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 79 |
| (55-68) D | | |
| (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**

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come by and meet the team

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

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