



Old Park Ridings, London

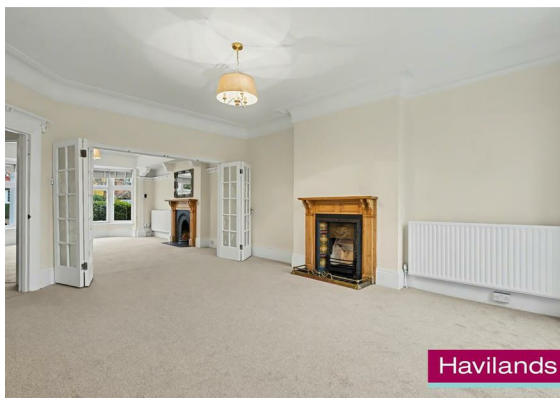
£3,800 Per Calendar Month

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- Minimum Annual Income: £114,000/year
- Five bedroom detached family home offering over 3200sqft across three floors
- Four reception rooms plus kitchen, utility room and downstairs WC
- Two bathrooms including a Jack & Jill bathroom to the principal bedroom
- Additional lower-ground cellar providing storage and versatility
- Southerly-facing rear garden and off-street parking
- Walking distance to Grange Park Station (Moorgate approx 30 mins) with excellent road links via A10 & A406
- Catchment for St Paul's CofE & Highlands School, with independent options nearby (Keble & Grange Park Prep)
- Available Immediately
- Unfurnished

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



Havilands are pleased to offer To Let this FIVE BEDROOM DETACHED HOUSE on Old Park Ridings, N21. Set in the heart of Winchmore Hill, this substantial family home offers over 3200sqft of versatile living space across three floors and is available IMMEDIATELY on an UNFURNISHED basis.

The ground floor features four reception rooms, a well-proportioned kitchen, utility room and downstairs WC, while the lower level also includes a useful cellar. Upstairs, the property offers five bedrooms and two bathrooms, including a Jack & Jill bathroom serving the principal bedroom. Externally, the home enjoys off-street parking and a southerly-facing rear garden.

Perfectly positioned for commuters, the house is within walking distance of Grange Park Mainline Station, offering direct links into Central London (Moorgate approx 30 mins) with connections to Underground, Overground and Thameslink services. The property is also well served by regular bus routes, and both the A10 and A406 are easily accessible for direct road links across London.

Families will appreciate the excellent schooling options, with the house falling within catchment for several sought-after schools including St Paul's CofE Primary School and Highlands School, alongside nearby independent options such as Keble and Grange Park Preparatory Schools.

To arrange a viewing, please get in touch.

Property Information:

Minimum Household Income: £114,000/year

Available: IMMEDIATELY

Furnished/Unfurnished: UNFURNISHED

Local Authority: Enfield Borough

Council Tax: Band G (£3606.70 25/26)

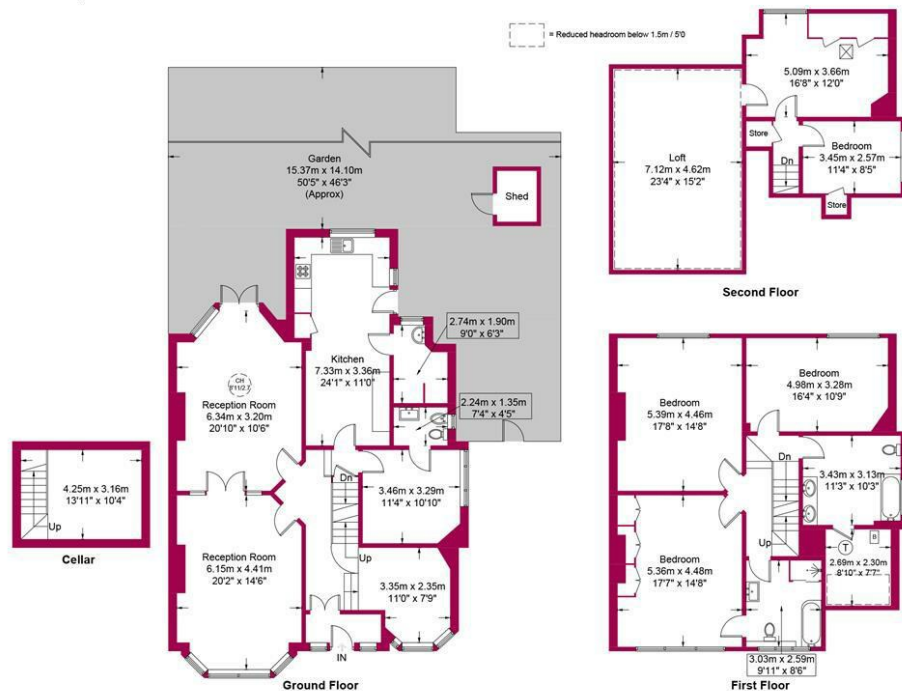
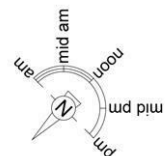
EPC Rating: Current 5(E); Potential 75(C)

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Old Park Ridings, N21

Approximate Gross Internal Area = 3237 sq ft / 300.7 sq m

Restricted Height = 374 sq ft / 34.8 sq m



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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

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