



Worlds End Lane,

£3,000 Per Month

Havilands

the advantage of experience



- ****Minimum income Required £90,000 Per Annum****
- 5 bed, 2 bath family home with driveway for 2 cars
- Large lounge/diner
- Catchment for outstanding primary and secondary schools
- Walking distance to underground
- Family bathroom and en-suite
- Downstairs WC
- 5 minutes to local parks, playgrounds & Boxer lake
- Unfurnished
- Available from 8th August

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



Havilands are delighted to offer this 5 bed, 2 bath refurbished family home within the catchment of Eversley, Merryhills and Grange Park Primary and Highlands Secondary. Within walking distance to Oakwood underground (zone 5 Piccadilly line) this property offers spacious kitchen/lounge/diner. Refurbished to a high standard throughout, this family home offers bright and spacious accommodation and benefits from being in a great location for schools, transport and local parks. Rewired throughout and a newly fitted combination boiler. Winchmore Hill Green is only a short walk away, with its delis, coffee shops, gastro pubs and train station (Moorgate 29 mins). Available after 8th August.
UNFURNISHED.

Minimum Income Required: £90,000 Per Annum

Tenure: Freehold

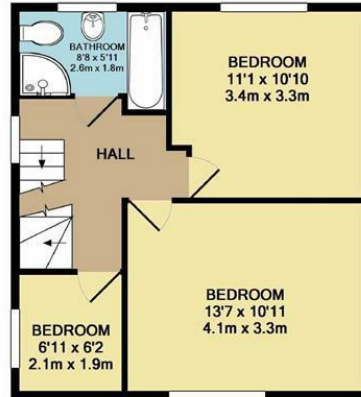
Council Tax Band: D

EPC Rating: 61/D; potentially 87/B

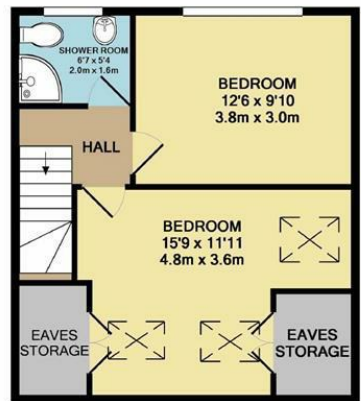
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GROUND FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1276 SQ.FT. (118.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan containing the dimensions of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(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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come by and meet the team
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