# Winchmore Hill Road, N21

Offers Over £425,000

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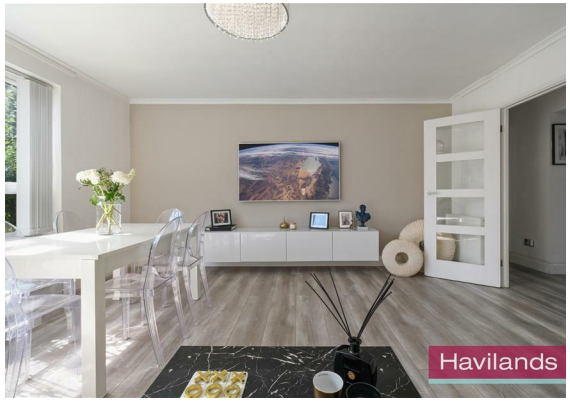

- Chain Free
- Two Double Bedrooms and Two Bathrooms
- Spacious Lounge
- Direct Access to Private Garden
- Long lease
- Close to Transport Links including Winchmore Hill National Rail (Moorgate approx. 30 mins) and Southgate Underground (Piccadilly Line)
- Convenient for Sought After Schools including Eversley Primary (Ofsted Outstanding) and Highlands Secondary ( Ofsted Outstanding)

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

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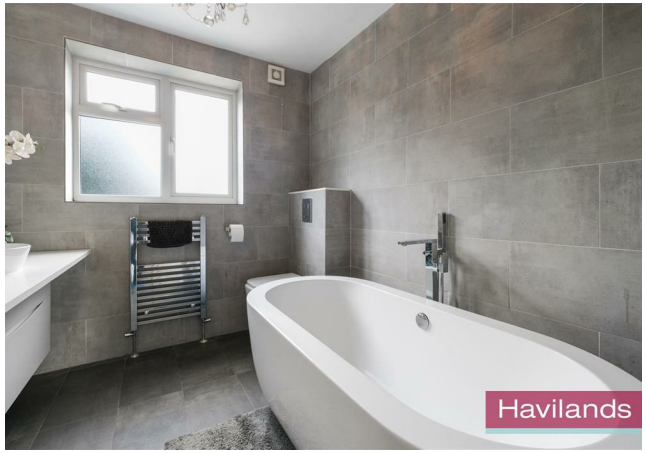

Havilands are pleased to present this CHAIN FREE, TWO BEDROOM, TWO BATH, GROUND FLOOR APARTMENT on Park House, N21. The property is well presented throughout and offering 918 sq ft of living space with direct access to a private garden. Comprised of spacious living room, separate kitchen, two double bedrooms with en-suite to master bedroom and family bathroom.
Located within easy reach of both Winchmore Hill National Rail (Moorgate approx. 30 mins) and Southgate Underground (Piccadilly Line) and close to green spaces including Grovelands and Oakwood Park. The property is also conveniently located for several sought after schools including Eversley Park Primary ( Ofsted Outstanding) and Highlands Secondary School (Ofsted Outstanding). Viewing highly recommended.

Tenure: Leasehold
Lease Remaining: 125 Years
Service Charge: £1540 PA
Ground Rent: Peppercorn (£19 PA)
Local Authority: Enfield
Council Tax Band: (2025/26 £2,164.02)
EPC: Currently 69C Potentially 77C

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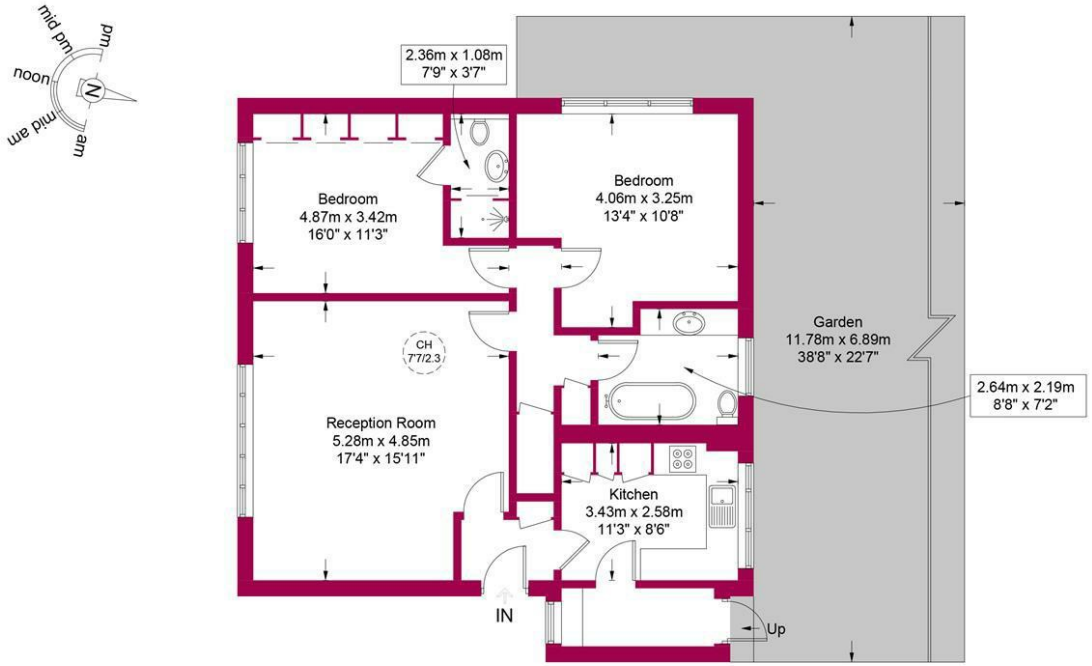
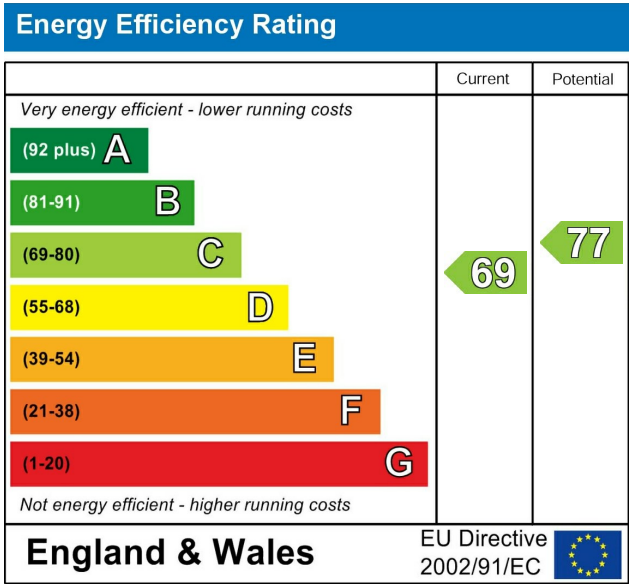
**Park House, N21**

**Approximate Gross Internal Area** = 918 sq ft / 85.3 sq m




**Ground Floor**

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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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