

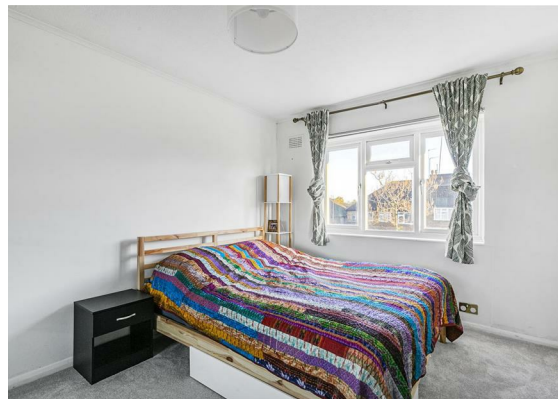


The Glade, Winchmore Hill

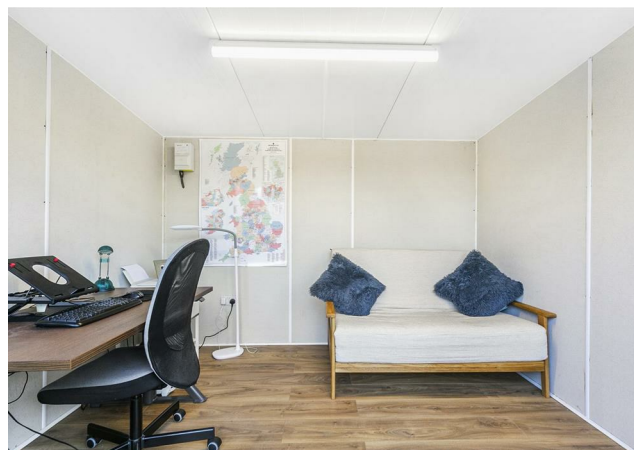
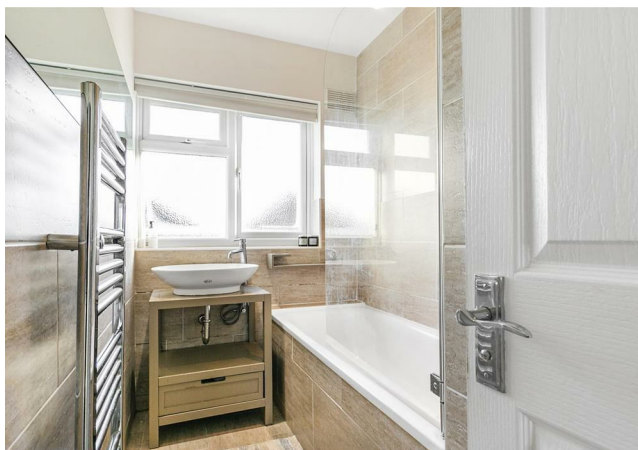
£435,000

Havilands

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- Two Bedroom, First Floor Maisonette
- Private Garden with Garden Room/Home Office
- Convenient for Winchmore Hill Mainline Station (Moorgate approx 25 mins) and Southgate Underground (Piccadilly Line)
- Within Catchment of Eversley (Outstanding) Grange Park Primary Schools and Highlands Secondary School (Outstanding)
- Long Lease 900 + Years Remaining



Havilands are pleased to offer for sale, this FIRST FLOOR, TWO BEDROOM MAISONETTE located on The Glade, N21. The property is comprised of two double bedrooms, lounge/diner, kitchen, family bathroom and separate w/c. The property also benefits from its own private rear garden with garden room/home office, loft space for storage and long lease.

Within easy reach of the property is Winchmore Hill Mainline Station (Moorgate approx. 25 mins) and Southgate Underground (Piccadilly Line). Plus local shops, cafes and amenities of Winchmore Hill Green and several green spaces including Grovelands Park and Oakwood Park are close by. For families the property also falls within the catchment area of a number of sought after local schools including Eversley (Outstanding) Grange Park Primary Schools and Highlands Secondary School (Outstanding). Viewing highly recommended.

Tenure: Leasehold 900+ Years Remaining

Service Charge: £0

Ground Rent: £5 Per Annum

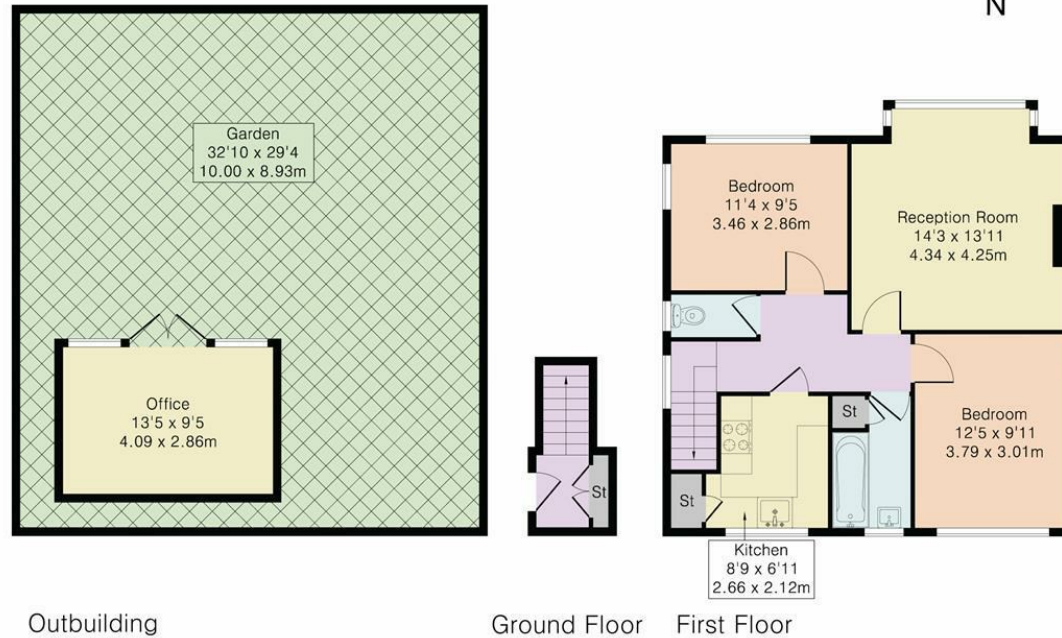
Local Authority: Enfield

Council Tax: Band D (2026/27 £2,267.67)

EPC Rating: Current 43(E); Potential 58(D)

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

Approximate Gross Internal Area 806 sq ft – 75 sq m
 Ground Floor Area 38 sq ft – 3 sq m
 First Floor Area 642 sq ft – 60 sq m
 Outbuilding Area 126 sq ft – 12 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	43	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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havilands | 020 8886 6262
 come by and meet the team
 30 The Green, Winchmore Hill, London, N21 1AY

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