



Winchmore Hill Road, N21

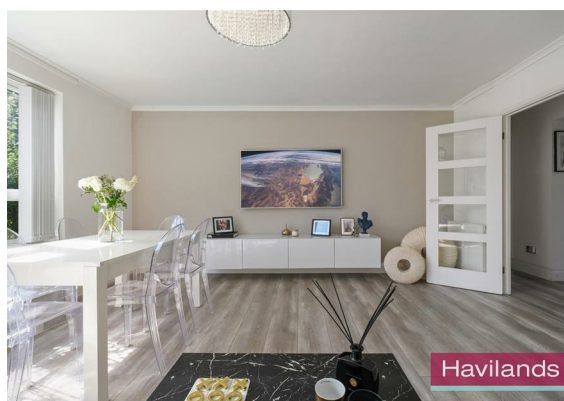
£440,000

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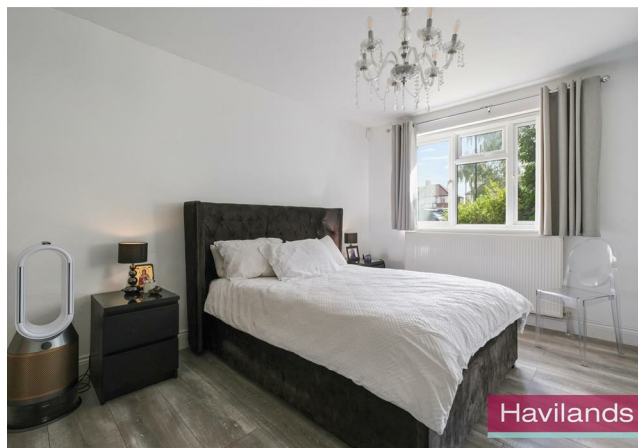
the advantage of experience



- 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](http://havilands.co.uk)



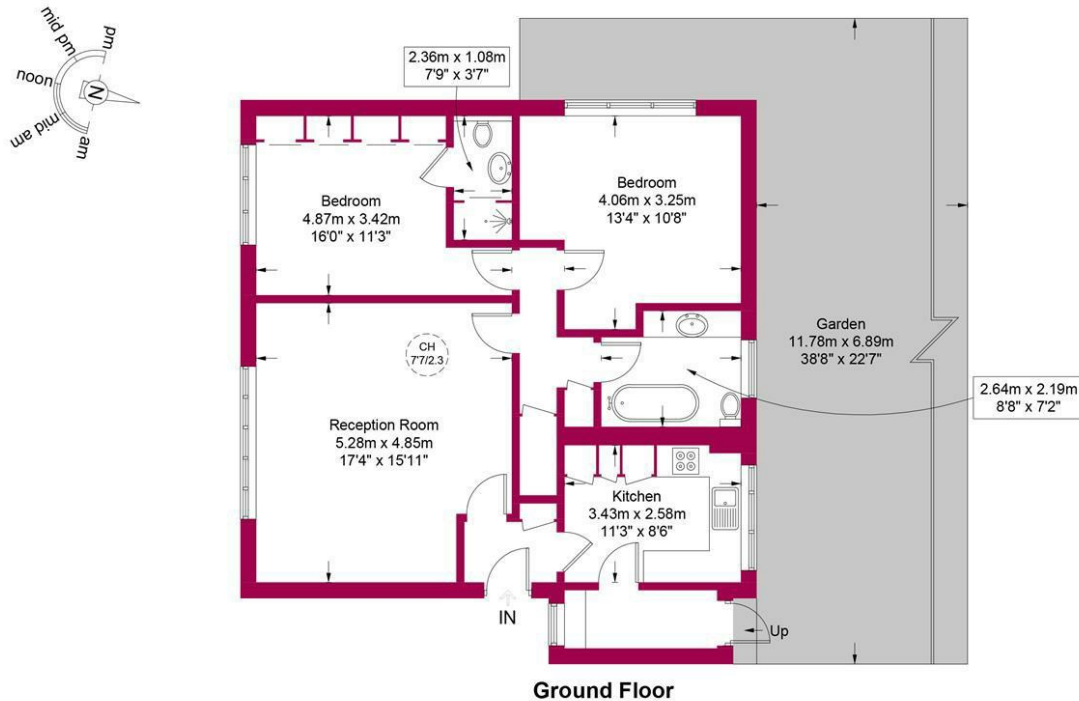
Havilands are pleased to present this CHAIN FREE, TWO BEDROOM, TWO BATH, GROUND FLOOR APARTMENT on Park House, N21. The property is well presented throughout and offering 918 sq ft of living space with direct access to a private garden. Comprised of spacious living room, separate kitchen, two double 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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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