



Wilson Street, N21

Guide Price £750,000

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the advantage of experience



- Beautifully Presented End of Terrace Property
- Chain Free
- Character Filled Reception Room with Built In Storage
- Open Plan Kitchen Diner
- Built In Wardrobes to both Bedrooms
- Low Maintenance Garden with Side Access
- Enviably Positioned Moments from Winchmore Hill Green and Station (Moorgate approx 30 mins)
- In Catchment of St Paul's Primary, Eversley Primary (OUTSTANDING) and Winchmore Secondary.





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****Guide Price: £750,000 - £785,000****

Havilands are delighted to bring to market this beautifully presented CHAIN FREE, TWO BEDROOM END OF TERRACE PROPERTY on highly sought after Wilson Street, N21.

Located on a charming turning just moments from Winchmore Hill Green, with its abundance of independent coffee shops and restaurants, and Winchmore Hill Station (Moorgate approx 30 mins). The property is also within catchment of St Paul's Primary, Eversley Primary (OUTSTANDING) and Winchmore Secondary.

The property itself offers 1,091 sq ft of living space across two floors and is comprised of reception room, open plan kitchen/diner on the ground floor. Up on the first floor there are two double bedrooms both with built in wardrobes and family bathroom. Outside the low maintenance garden is mainly paved and offers side access. Beautifully presented throughout and brimming with character. Viewing highly recommended.

Local Authority: Enfield

Council Tax Band: F (2025-26 £3,125.81)

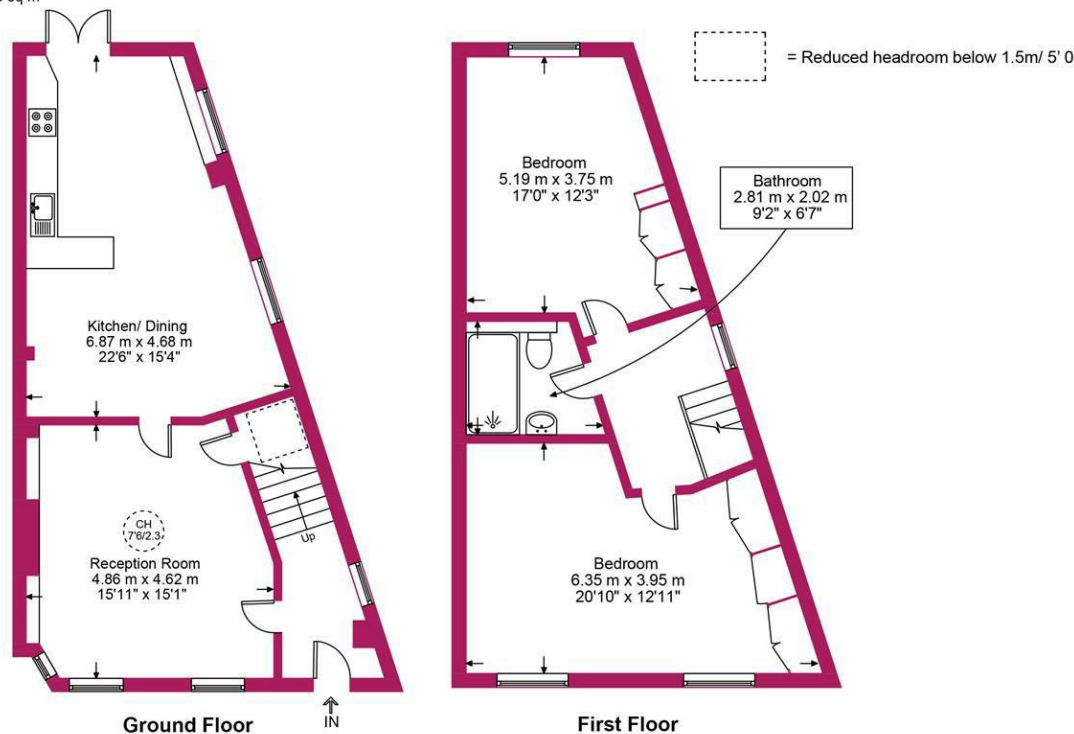
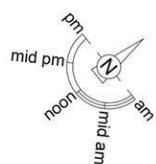
EPC: Currently 61D Potentially 81B

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

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Approximate Gross Internal Area = 1091 sq ft / 101.41 sq m

Restricted Height = 9.4 sq ft / 0.88 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(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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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
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Measurer

havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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