



# Arlow Road, Winchmore Hill

£1,900 Per Calendar Month

**Havilands**

the advantage of experience





- Two Double Bedrooms Period Conversion
- Available Immediately and Offered Unfurnished
- Bespoke Kitchen and Dining Area
- Private Garden
- Close to Winchmore Hill Station and Cafes and Restaurants on The Green



For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



A charming ground floor, period conversion with own private entrance and garden, located very close to Winchmore Hill Green. The accommodation provides two double bedrooms, lounge, large modern fitted kitchen and adjoining breakfast room. The property is located 0.3 miles to Winchmore Hill Station (approx. 30 mins to Moorgate) and The Green with its abundance of cafes and restaurants. Available immediately and offered unfurnished - viewing highly recommended.

Local Authority: Enfield

EPC Rating: Currently 62D Potentially 75C

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While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

## 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>		<b>75</b>
(55-68) <b>D</b>	<b>62</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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come by and meet the team

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