



Haslemere Road, N21

£339,500 *Share of Freehold*

A beautifully presented one-bedroom apartment, arranged on the ground floor of an imposing detached period residence in a highly sought-after location, within easy reach of Winchmore Hill Overground Station offering direct services to Moorgate, as well as the boutique cafés and restaurants on The Green. The property is offered chain-free with a share of freehold.

KEY FEATURES



- Ground Floor Apartment
- Desirable Location in Easy Reach of Winchmore Hill Station and The Green
- Spacious Reception Room
- Share of Freehold
- Chain-Free
- Double Bedroom with Ample Storage
- Modern Bathroom
- Double Glazed Throughout
- Intercom Entry Phone



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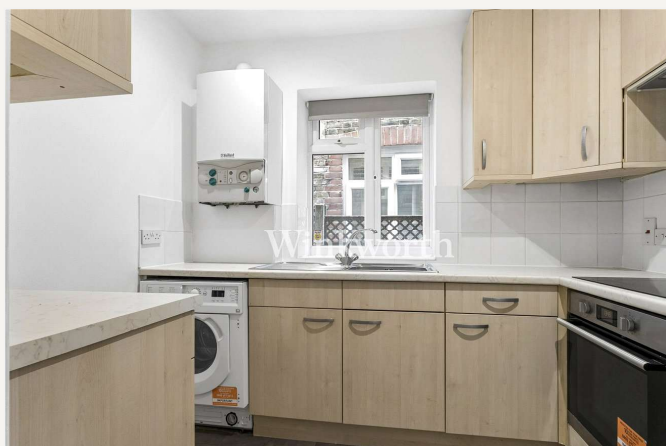
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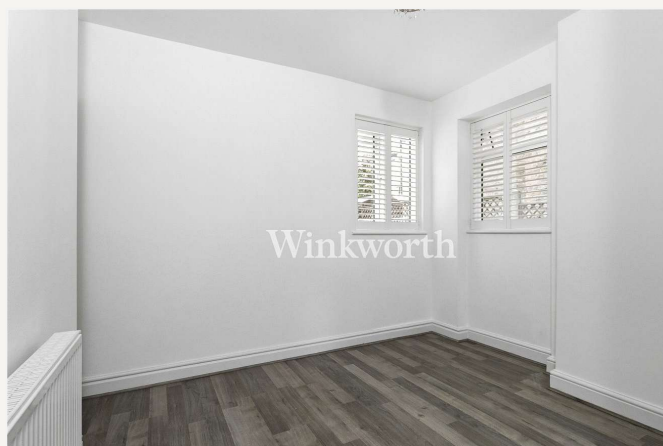


The apartment has been thoughtfully modernised throughout and features a spacious reception room to the front of the building, complete with a high ceiling, wide bay window, and wood flooring that flows into the hallway. There is a well-centrally located kitchen and a contemporary bathroom finished to a modern standard.

To the rear, the generous double bedroom enjoys dual-aspect windows, built-in storage, and a fitted wardrobe. Further benefits include double glazing, gas central heating, and an intercom entry phone system.

This attractive apartment would make an ideal first-time purchase or investment opportunity, set within an elegant period building in a desirable residential location.





MATERIAL INFO

Tenure: Share of Freehold

Underlying Lease Term: Circa 979 years remaining

Service Charge: On an ad hoc basis

Other Annual Charges for 2026 (approx): Communal electricity £96, Accountancy £50, Gardening £45, Buildings insurance £522,

Ground Rent: N/A

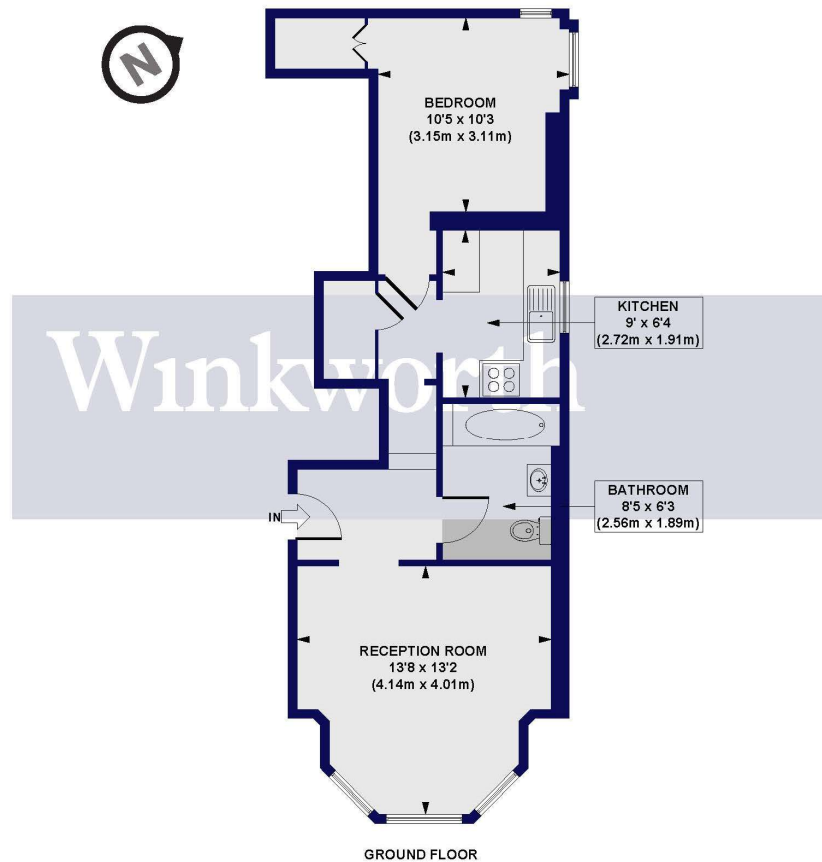
Council Tax: London Borough of Enfield – Band C

EPC rating: D

Additional information

The freehold is owned by a management company limited by guarantee. The purchaser will acquire membership of the company on completion, providing participation in the ownership and management of the freehold.

Haslemere Road, N2
Approx. Gross Internal Floor Area 494 sq. ft / 45.86 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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