



Banting Drive, N21 1SL
London

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GROUP

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Offered chain free, this spacious one double bedroom second floor period conversion presents a fantastic opportunity for first-time buyers or investors alike. A true blank canvas, the property is ready for the next homeowner to put their own stamp on it and create a space tailored to their taste.

The home boasts a bright and airy reception room, flooded with natural light, a fitted kitchen, and a three-piece bathroom suite. There is ample storage space throughout, gas central heating, and the property is double glazed for comfort and efficiency. Additional benefits include a security entry phone system and allocated parking.

A new lease of 161 years will be granted upon completion, adding long-term security and value.

Ideally located in the highly desirable Highlands Village, the property is just 0.7 miles from Grange Park Mainline Station and within easy reach of Oakwood Tube Station (Piccadilly Line), making commuting into London and beyond convenient. The area is well-served by local shops, amenities, and outstanding schools, including Eversley Primary School and Highlands School, both rated Outstanding by Ofsted.

This is a rare opportunity to secure a well-located home with fantastic potential in one of Enfield's most sought-after neighbourhoods.

Council Tax Band: C
Construction Type: Standard (Brick)
Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

£300,000

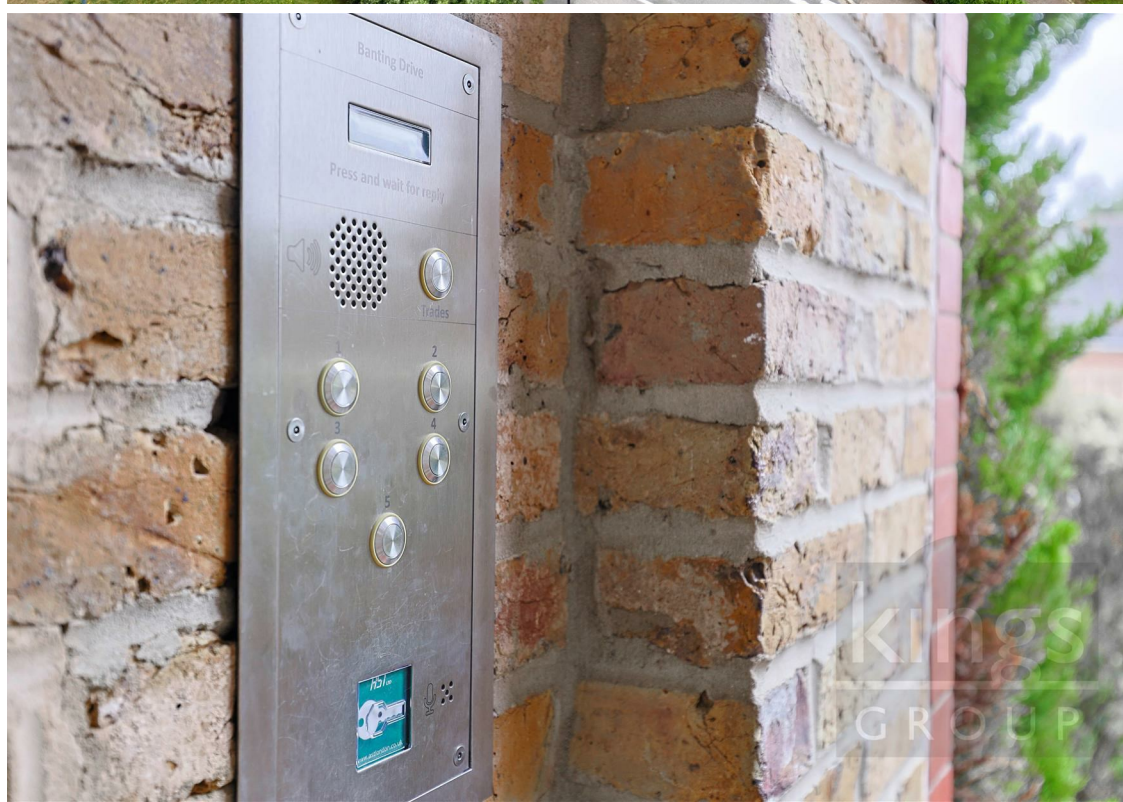


- A Chain Free One Double Bedroom Second Floor Period Conversion
- A Naturally Bright and Airy Reception Room
- Gas Central Heating and Double Glazed Throughout
- Security Entry Phone System
- Easy Access to Transport Links Including Grange Park Mainline Station(0.7 miles) and Oakwood Tube Station(0.8 miles)
- New Lease Upon Completion- 161 Year Lease
- Fitted Kitchen
- Allocated Parking
- Sought After Highlands Village Location
- Ideal First Time Purchase or Investment Opportunity

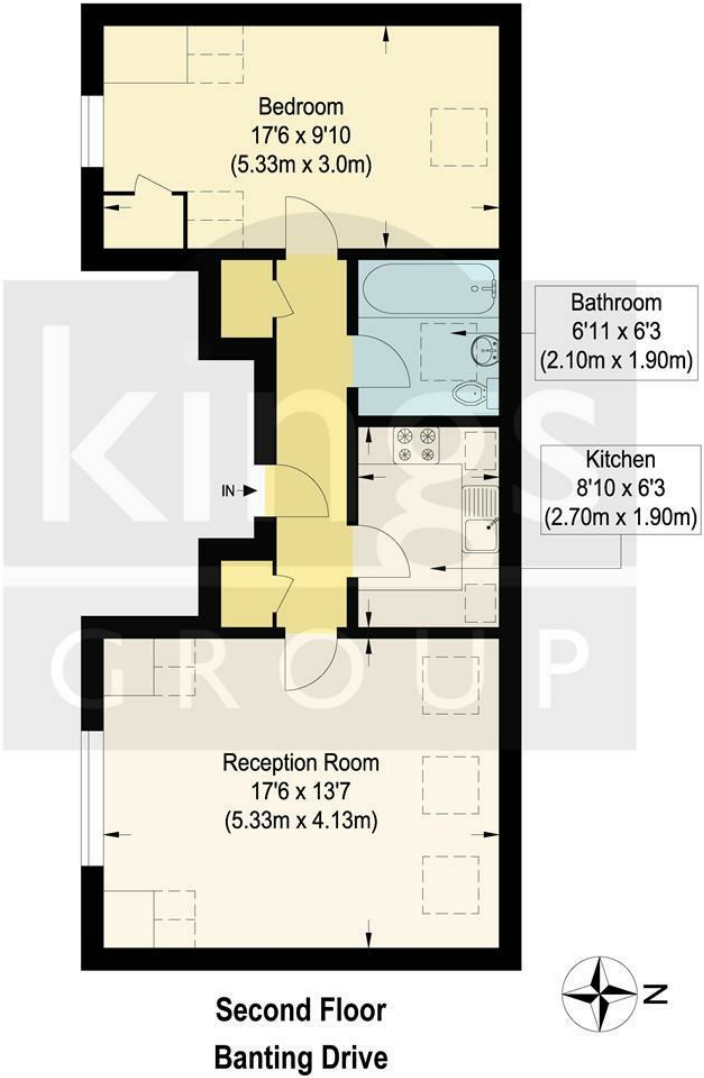








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Approximate Gross Internal Floor Area : 55.70 sq m / 599.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.



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