



# Chaseville Park Road, London

£349,950

**Havilands**

the advantage of experience



- One Bedroom Apartment
- Share of Freehold - 998 Year Lease
- Garage en-bloc
- Ideal First Time or Investment Purchase
- Private Patio/Terrace
- Walking distance to Grange Park Mainline & Oakwood Underground stations.
- Within easy reach of local shops including Sainsburys

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



**\*NO STAMP DUTY FOR FIRST TIME BUYERS\***

Havilands are pleased to offer For Sale this ONE BEDROOM APARTMENT located on Chaseville Park Road, N21. Situated on the GROUND FLOOR of Weldon Court, this SHARE OF FREEHOLD apartment is comprised of a lounge, kitchen, double bedroom and bathroom. The property also benefits from a private terrace and garage en-bloc.

An ideal first time or investment property, the property is within walking distance of Grange Park Mainline station (Moorgate Approx 30 mins) and Oakwood Underground station (Piccadilly) offering rail links into central London. Nearby are a number of local shops and amenities, as well as Sainsburys supermarket on the border of Highlands Village. The property is also located close to Oakwood Park offering plenty of green space. To arrange a viewing, please do not hesitate to get in touch.

Tenure: Share of Freehold (Leasehold)

Lease Remaining: 998 Years

G/Rent: £0

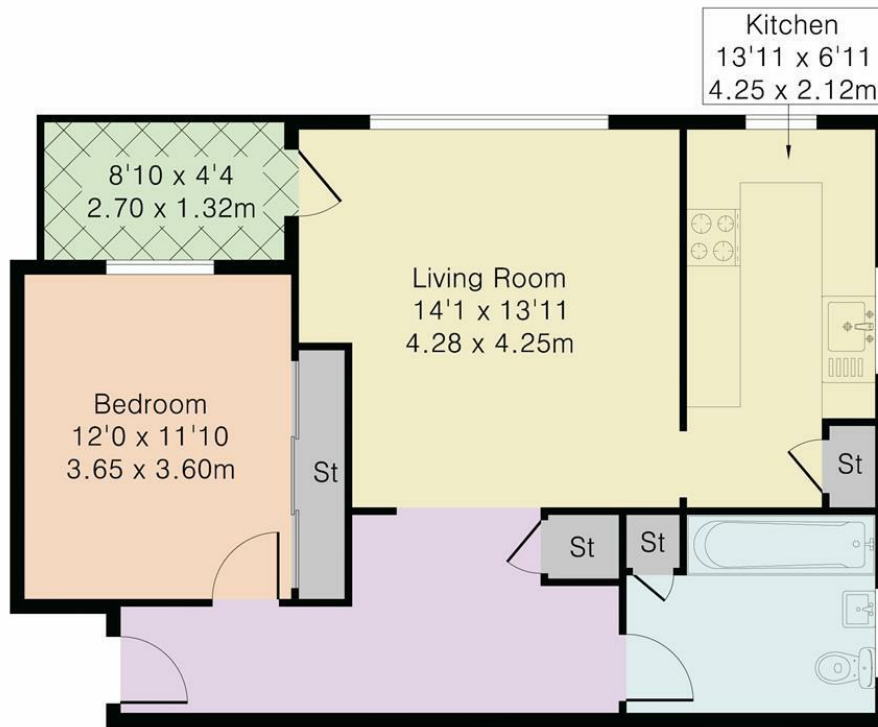
S/Charge: £70.83pcm

Council Tax: Band C (£1735.50 23/24)

EPC: Current 62(D); Potential 77(C)

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Approximate Gross Internal Area 606 sq ft – 56 sq m



Ground Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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