



# Winchmore Hill Road, London

£375,000

**Havilands**

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- Two Bedroom Apartment
- Chain Free
- Second Floor
- Leasehold - 98 Years Remaining
- Refurbished Throughout
- Walking Distance to Winchmore Hill Mainline & Southgate Underground Stations
- Catchment of Eversley Primary School
- Close to Local Shops & Amenities inc. Sainsburys, M&S Food Store & Southgate Leisure Centre



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 on Chain Free basis, this TWO BEDROOM APARTMENT within Ruskin Court, N21. Located on the second floor, this is an ideal first time purchase or investment property and offers 682sqft of living space and is comprised of two bedrooms, lounge, kitchen and bathroom.

Offered with a remaining lease of 98 years, this fully refurbished property is situated within walking distance of both Winchmore Hill Mainline Station (Moorgate approx 30 mins) & Southgate Underground Station (Piccadilly) providing direct rail links into central London. The property is also within easy reach of local shops and amenities with Sainsburys (Highlands Village) nearby as well as M&S Food Store & Southgate Leisure Centre both nearby too. The property falls within the catchment area of Eversley Primary School as well as Highlands School. To arrange a viewing, please get in touch with a member of the team.

**Property Information:**

Tenure: Leasehold

Lease Remaining: 98 Years

Ground Rent: £17pcm

Service Charge: £150pcm

Local Authority: Enfield Borough

Council Tax: Band C (£1835.98 24/25)

EPC Rating: Current 60(D); Potential 80(C)

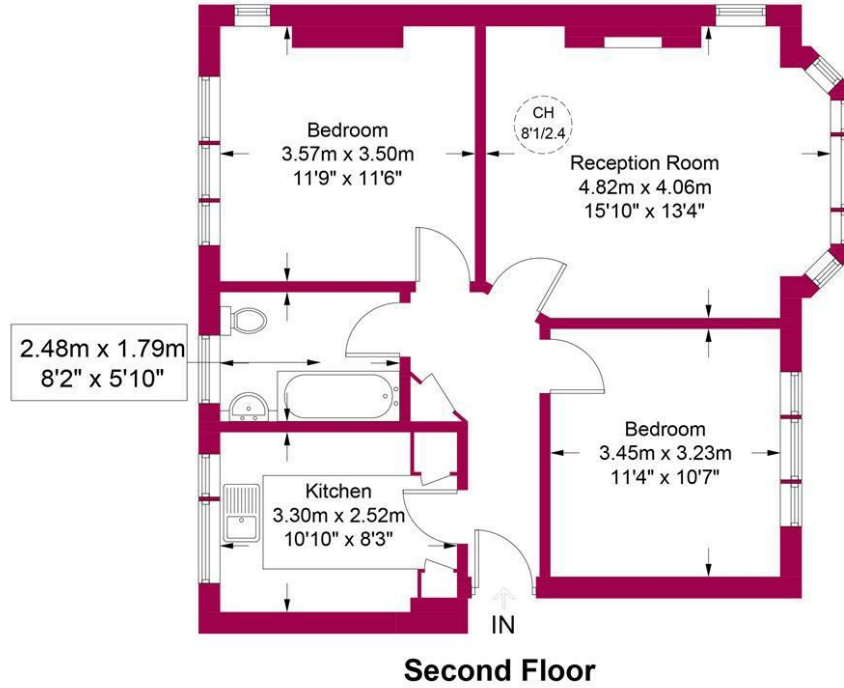
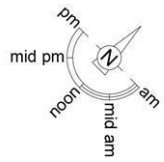
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**Ruskin Court, N21**

**Approximate Gross Internal Area = 682 sq ft / 63.4 sq m**



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>80</b> |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | <b>60</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<br>2002/91/EC |           |



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.



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 come by and meet the team  
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