



Duncan Court, London

£365,000

Havilands

the advantage of experience



- Two Bedroom Apartment
- Ground Floor
- Communal Gardens
- Catchment of Highfield Primary & Winchmore Schools
- Walking Distance to Winchmore Hill Station (Moorgate approx 30 mins)
- Ease of Access to A10 & A406
- Shops & Amenities on Green Lanes close by inc. Sainsburys
- Excellent Public Transport Links
- Ideal First Time Purchase



WITHIN CATCHMENTS FOR HIGHFIELD PRIMARY AND WINCHMORE SECONDARY SCHOOLS

Havilands are pleased to offer For Sale, this TWO DOUBLE BEDROOM APARTMENT located within Duncan Court, Green Lanes, N21. Located on the ground floor, this ideal starter property is comprised of two double bedrooms, family bathroom, kitchen and lounge/diner. The property is located within the catchment area of both Highfield Primary School and Winchmore School as well as being within close proximity to a number of shops and amenities along Green Lanes including Sainsburys supermarket. Also within walking distance of the property is Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins). Also within easy reach are both the A10 & A406 offering road links across the wider Borough, as well as being close to public transport stops providing routes to Palmers Green, Southgate & Enfield Town. Viewing is highly recommended.

Property Information:

Tenure: Leasehold

Lease Remaining: 980

Ground Rent: TBC

Service Charge: TBC

Local Authority: Enfield Borough

Council Tax: Band D (£2065.48 24/25)

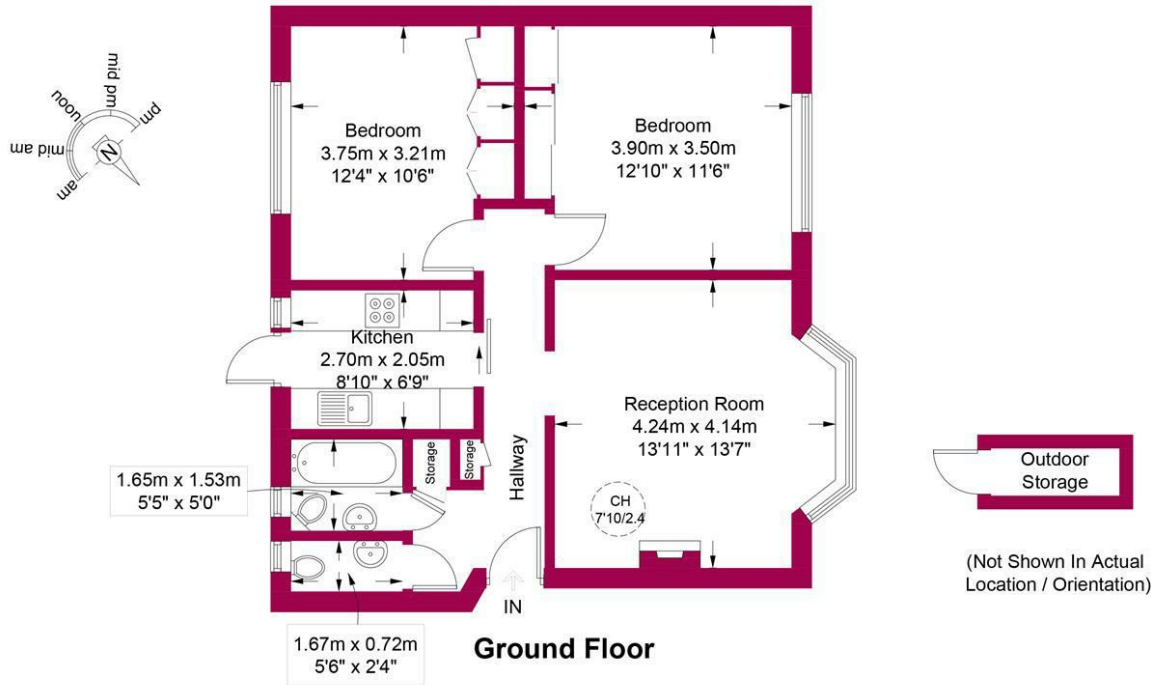
EPC Rating: Current 74 (C); Potential 79 (C)

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

Duncan Court, N21

Approximate Gross Internal Area = 679 sq ft / 63.1 sq m

Outdoor Storage = 14.0 sq ft / 1.3 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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