



Springbank, N21

£450,000

Havilands

the advantage of experience



- 2 Double Bedroom First Floor Apartment
- Private Balcony
- Garage en Bloc
- Fitted Wardrobes to the Master Bedroom
- Walking Distance to Winchmore Hill Green
- Close to Winchmore Hill National Rail Station (Moorgate) and Southgate Underground (Piccadilly line)
- Long Lease 900+ Years
- Catchment of Outstanding Schools including Eversley and Highlands School
- Two Large Communal Gardens

For more images of this property please visit havilands.co.uk



Havilands are delighted to bring to market this beautifully presented 2 double bedroom, first floor apartment benefitting from private balcony, garage en bloc and two large communal gardens. The property consists of 2 double bedrooms, with fitted wardrobes to the master bedroom, a large reception/dining room leading to a private balcony over looking communal gardens, separate modern kitchen and family bathroom.

Situated within walking distance to Winchmore Hill Green, you'll have easy access to a variety of boutiques, restaurants, and cafés. Winchmore Hill National Rail Station (Moorgate) and Southgate Underground (Piccadilly line) are also close by offering excellent transport links.

Families will appreciate the property is in catchment of outstanding schools including Eversley and Highlands School. Contact us today to arrange a viewing and make this house your new home!

Property Information:

Tenure: Leasehold

Lease Remaining: 900+ years

Combined G/Rent & S/Charge: £160pcm

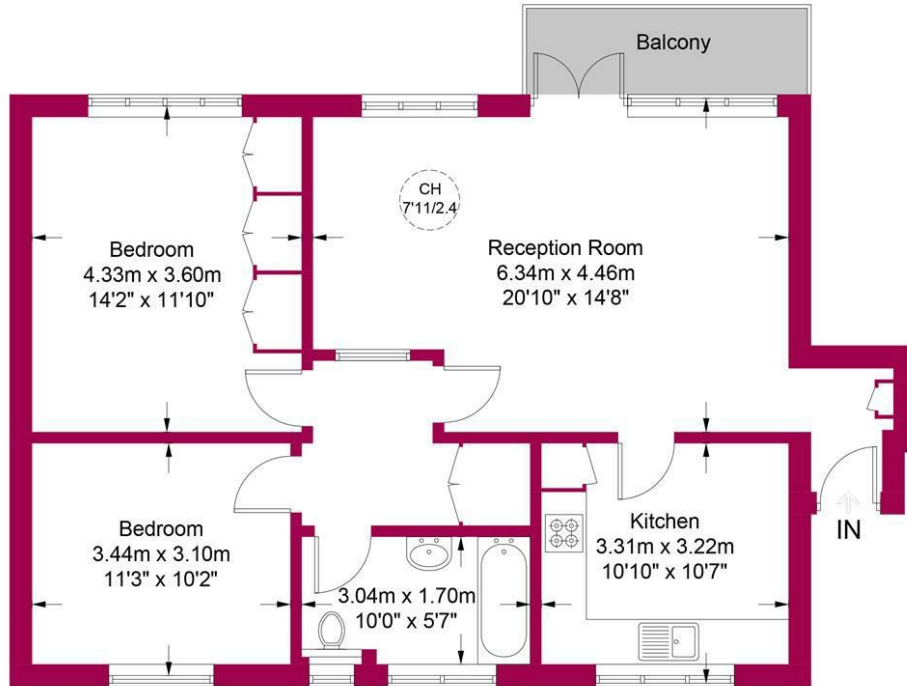
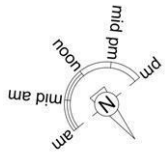
Council Tax: Band D (£2065.48 24/25)

EPC: Current 79(C); Potential 84(B)

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Approximate Gross Internal Area = 820 sq ft / 76.2 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	84
(69-80) C			
(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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