



Lytton Avenue, London

Offers In Excess Of £415,000



the advantage of experience



- Two Bedroom Maisonette
- First Floor
- Share of Freehold - 980 Years Remaining
- No Service Charge
- Walking Distance to Winchmore Hill Mainline Station
- Ease of Access to A10 & A406
- Catchment of Highfield Primary School
- Close to Local Shops & Amenities inc. Sainsburys supermarket
- Private Courtyard Garden



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



Havilands are pleased to offer For Sale, this TWO BEDROOM FIRST FLOOR MAISONETTE situated on Lytton Avenue, N13. Located in a quiet no through road, the property offers an abundance of natural light throughout and offers 672sqft of living space comprised of; two bedrooms, bathroom, spacious kitchen and lounge. The property also benefits from a small courtyard and additional storage space. Offered with a Share of Freehold, the property is ideally located with Winchmore Hill Mainline Station within walking distance providing direct rail links into central London (Moorgate approx 30 mins) as well as offering ease of access to both the A10 & A406 serving excellent road links across the Borough and Greater London.

An ideal starter home, the property is within walking distance of a number of local shops and amenities with a number of cafes and restaurants on The Green as well as Waitrose and Sainsburys supermarkets situated on Green Lanes.

The property also falls within the catchment area of both Highfield Primary School and Winchmore School in addition to being within easy reach of Palmers Green High School, Keeble and Grange Park Prep Schools. Also nearby is Grovelands Park offering an array of both social and leisure activities with plenty of green space. Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch.

Leasehold Information:

Tenure: Share of Freehold

Remaining Lease: 980 years

Ground Rent: £0

Service Charge: £0

Local Authority: Enfield Borough

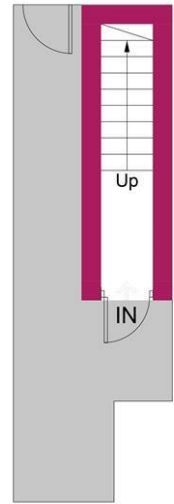
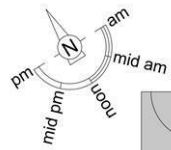
Council Tax: Band C (£1835.98 24/25)

EPC Rating: Current 68(D); Potential 78(C)

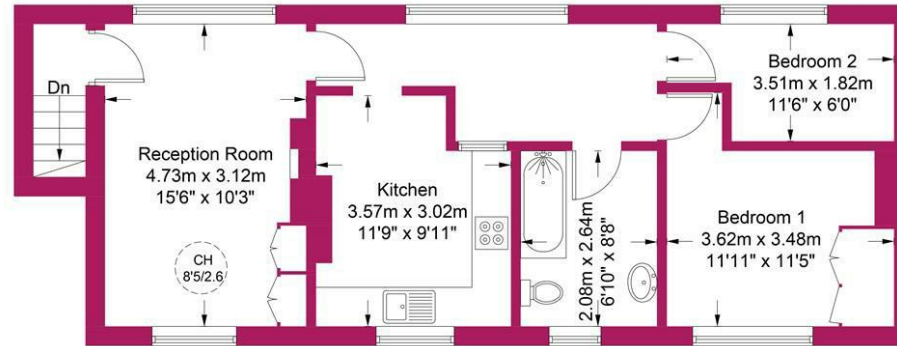
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Lytton Avenue, N13

Approximate Gross Internal Area = 672 sq ft / 62.4 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(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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