



Pennington Drive, London

Offers Over £350,000

Havilands

the advantage of experience



- Two Double Bedroom Top (2nd) Floor Apartment
- Open Plan Kitchen/Diner and Living Room
- Ample Storage
- Highlands Village Location
- Grange Park National Rail Station (Moorgate 30 mins) Walking Distance
- Catchment for Grange Park, Eversley and Highlands Schools
- Allocated Parking Included



Havilands are delighted to present this 2 DOUBLE bedroom top (2nd) floor apartment WITH PARKING in this period conversion in the ever popular Highlands Village. Property is comprised of open plan kitchen/diner and living room, 2 double bedrooms, family bathroom and ample storage. Plus allocated parking.

Situated within Highlands Village with local amenities including Sainsbury's Supermarket being just a short walk away. Grange Park National Rail Station (Moorgate 30 mins) is also conveniently located close by.

The property is also within the catchment area for Grange Park and Eversley Primary schools and Highlands Secondary School. Early viewing advised.

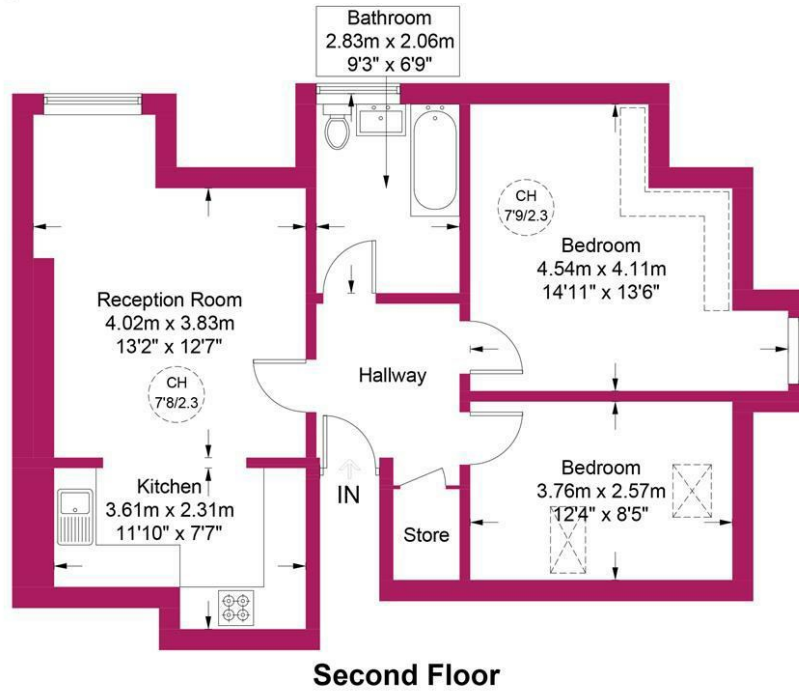
Tenure: Leasehold 108 years remaining
Council Tax Band: C
Service Charge: £154.51 per month
Ground Rent: £0
Sinking Fund Fee: £52.86 per month
EPC: Currently 73C Potentially: 77C

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

Pennington Drive, N21

Approximate Gross Internal Area = 688 sq ft / 63.9 sq m

Restricted Height = 18 sq ft / 1.7 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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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