



# Blackwell Close, Winchmore Hill

£350,000

Havilands

the advantage of experience





- CHAIN FREE TWO BEDROOM APARTMENT
- Catchment of EVERSLEY (Outstanding) MERRYHILLS and GRANGE PARK PRIMARY SCHOOLS
- Catchment of HIGHLANDS SECONDARY SCHOOL (Outstanding)
- Ground Floor
- 140 Years Remaining on Lease
- En-Suite to Master Bedroom
- Walking Distance to Grange Park Mainline Station (Moorgate approx 30 mins)
- Local Shops inc. Sainsburys Nearby
- Allocated Parking



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



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM APARTMENT on Blackwell Close, N21. Situated in the highly desirable Highlands Village, the property is comprised of two double bedrooms including en-suite to master bedroom, family bathroom and spacious open plan lounge/kitchen/diner. Located on the ground floor, the apartment also benefits from an allocated parking space.

The property falls within the catchment area of some of the area's most sought after schools including EVERSLEY (Outstanding) MERRYHILLS and GRANGE PARK PRIMARY SCHOOLS as well as HIGHLANDS SECONDARY SCHOOL (Outstanding). Additionally, the property is within walking distance of GRANGE PARK MAINLINE STATION (Moorgate approx 30 mins) and OAKWOOD UNDERGROUND STATION (Piccadilly). The property is also within close proximity to a number of local shops and amenities including Sainsburys (Highlands village). There is also plenty of green space nearby with Trent, Grovelands and Oakwood Parks all nearby. To arrange a viewing, please do not hesitate to get in touch.

Leasehold Information:-

Lease Remaining: 140 Years

Ground Rent: £34.66pcm

Service Charge: £199.41pcm

Local Authority: Enfield Borough

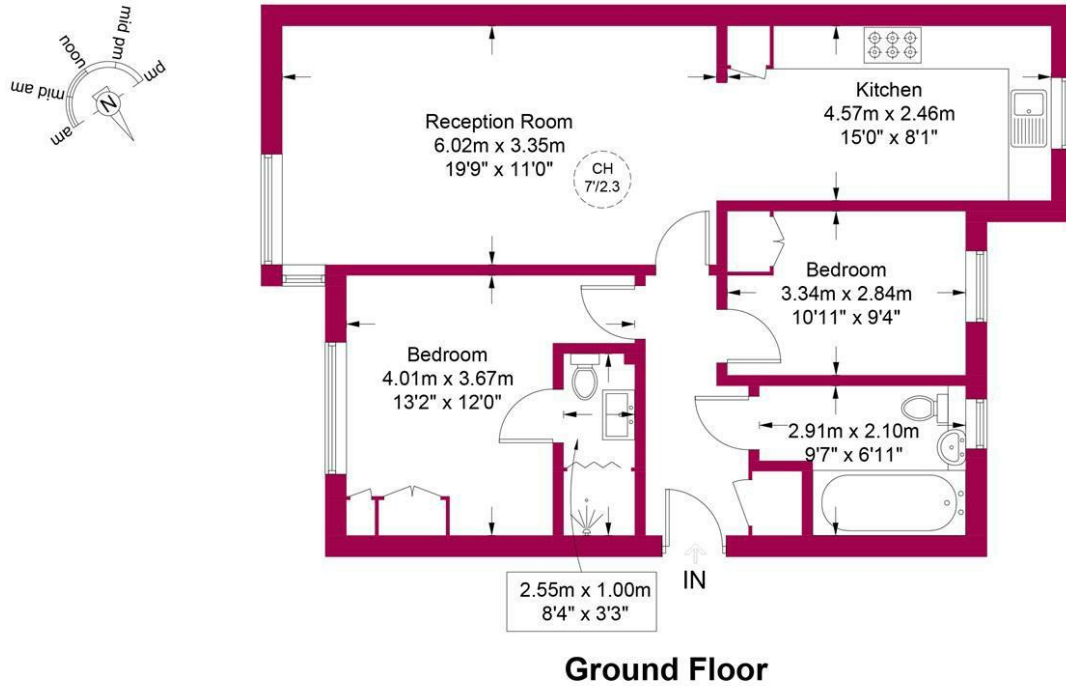
Council Tax: Band D (£2065.48 24/25)

EPC Rating: Current 65(D); Potential 77(C)

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

**Blackwell Close, N21**

**Approximate Gross Internal Area = 735 sq ft / 68.3 sq m**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>77</b>
(69-80) <b>C</b>		<b>65</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Havilands**

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.



havilands | 020 8886 6262  
 come by and meet the team  
 30 The Green, Winchmore Hill, London, N21 1AY



the advantage of experience