



Pennington Drive, Winchmore Hill

Offers In Excess Of £325,000

Havilands

the advantage of experience



- One Bedroom Second (Top) Floor Apartment
- Allocated Parking and Electric Charging Point
- Built In Wardrobes
- Communal Gardens
- Grange Park National Rail Station (Moorgate Approx 30 minutes) is 0.9 Miles Away
- Highlands Village Location with Sainsburys 0.1 Miles Away
- Eversley Primary School (Outstanding) is 0.2 Miles Away
- Highlands Secondary School (Outstanding) is 0.5 Miles Away





Havilands are pleased to offer For Sale, this bright and airy ONE BEDROOM, SECOND (TOP) FLOOR APARTMENT located within Regan Lodge, N21. Situated on the ever popular Highlands Village, the property offers 674sqft of living space and is comprised of a double bedroom with built in wardrobes, modern bathroom, spacious lounge/diner and kitchen. The property also benefits from allocated parking, electric charging point and communal gardens.

Well presented throughout this property would make an ideal starter property or investment purchase. GRANGE PARK NATIONAL RAIL STATION (Moorgate approx 30 minutes) is 0.9 miles away. Sainsbury's is 0.1 miles away. EVERSLEY PRIMARY SCHOOL (Outstanding) is 0.2 miles away and HIGHLANDS SECONDARY SCHOOL (Outstanding) is 0.5 miles away. Viewing highly recommended.

Tenure: Leasehold

Lease: 164 Years Remaining

Ground Rent: Peppercorn

Service Charge: £235.13 PCM

Local Authority: Enfield

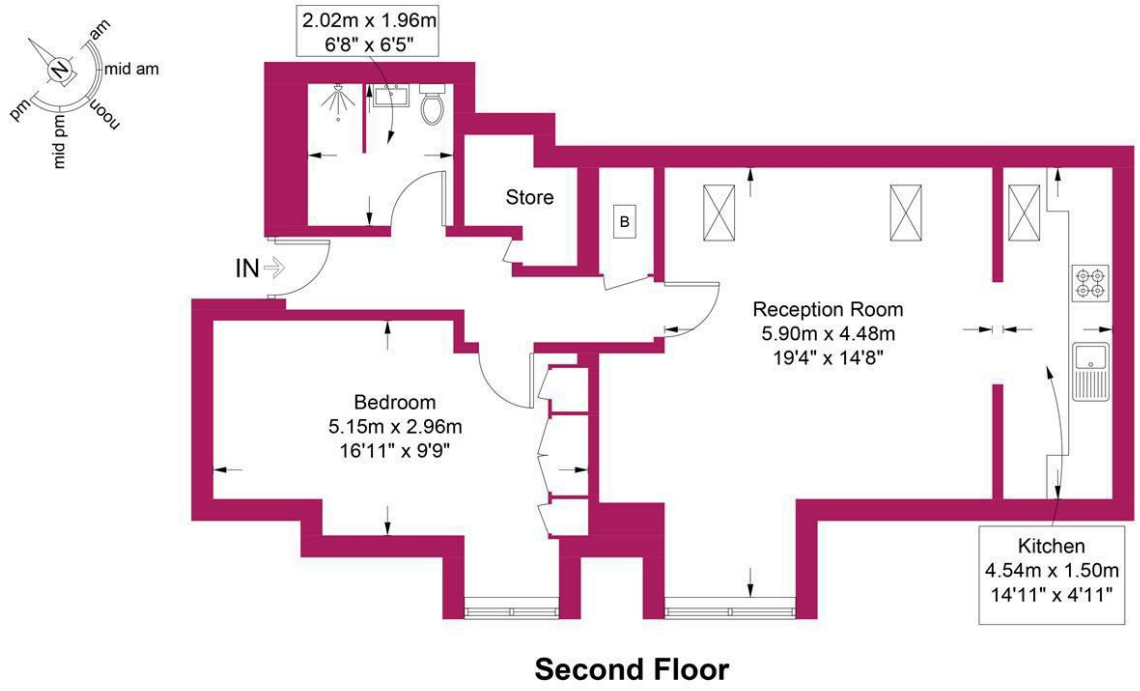
Council Tax Band: C 2024-25 £1,835.98

EPC Rating: Currently 72C Potentially 72C

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

Regan Lodge, N21

Approximate Gross Internal Area = 674 sq ft / 62.6 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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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