



# Green Dragon Lane, Winchmore Hill

£750,000

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- Gated 3 Bedroom 2 Bath Top Floor Luxury Penthouse
- Direct Lift Access into the Property
- 0.2 miles from Grange Park station
- Secure Parking for 2 Vehicles
- Built In Wardrobes to all Bedrooms
- Balcony
- St Paul's Primary School is 0.4 miles away
- Highlands Secondary School (Outstanding) is 1 mile away



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



Havilands are delighted to present this 3 BEDROOM, 2 BATH, TOP FLOOR LUXURY PENTHOUSE with direct lift access in Carrington Court, N21. Boasting an impressive 1,628 sq ft of luxury living space with balcony and secure parking for 2 vehicles. Well presented throughout the property is comprised of a bright and airy lounge / dining room with access to balcony, kitchen, 3 bedrooms, all with built in wardrobes, and en suite and balcony access to the master bedroom. The third bedroom is currently being used as a study. Plus family bathroom.

This gated complex occupies a corner setting on Green Dragon Lane and is situated only 0.2 miles from GRANGE PARK STATION. ST PAUL'S PRIMARY SCHOOL IS 0.4 miles away. HIGHLANDS SECONDARY SCHOOL (Outstanding) is 1 mile away. Viewing highly recommended.

Tenure: Leasehold

Lease Remaining: 105 Years Remaining

Ground Rent: TBC

Service Charge: £370 PCM (2023/2024)

Local Authority: Enfield

Council Tax Band: F £2,983.47 2024-25

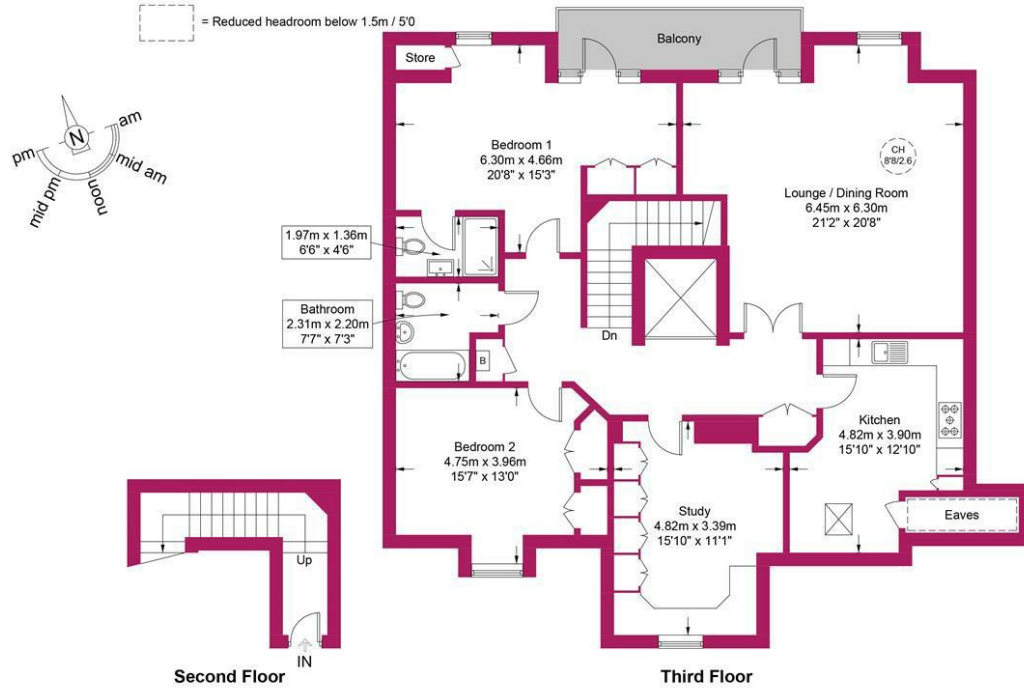
EPC Rating: 76C 79C

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# Carrington Court, N21

Approximate Gross Internal Area = 1628 sq ft / 151.3 sq m

Restricted Height = 21 sq ft / 2.0 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>79</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	



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



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