



Cunard Crescent, N21

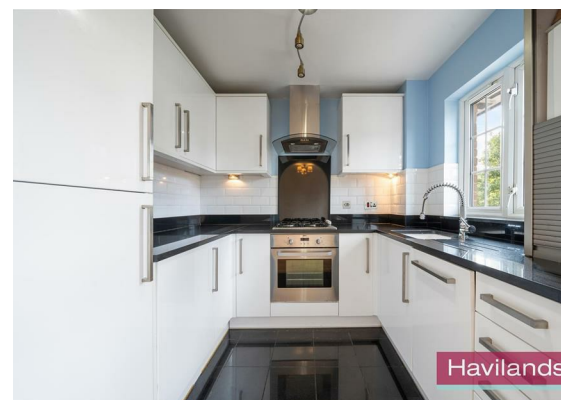
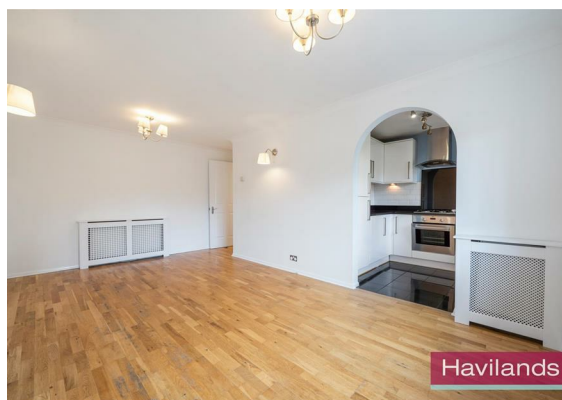
£289,995

Havilands

the advantage of experience



- One Bedroom Apartment
- Chain Free
- Allocated Parking
- New 125 Year Lease on Completion
- Recently Refurbished
- Top Floor (2nd Floor)
- Within Easy Reach of Grange Park Mainline Station (Moorgate approx 30 mins)
- Local Shops Within Walking Distance





Havilands are pleased to offer For Sale on a CHAIN FREE basis, this ONE BEDROOM APARTMENT located within Freame House, Cunard Crescent, N21. Recently refurbished throughout, the property is situated on the SECOND FLOOR (top) and is comprised of: double bedroom, bathroom, modern fitted kitchen and lounge/diner. The property also benefits from allocated parking and is a short drive from Grange Park Mainline Station (Moorgate approx 30 mins) and Bush Hill Park Overground Station (Liverpool St approx 30 mins). Offered with a new lease of 125 years, the property will make an ideal first time purchase or investment property. There are a number of local shops and amenities within walking distance along Green Lanes and Village Road. A short drive from the property is Enfield Town centre with an array of retail outlets in addition to Sainsburys (Green Lanes & Highlands Village) & Waitrose (Green Lanes) also nearby. Viewing is highly recommended - to arrange yours please get in touch with one of the team.

Leasehold Information:

Tenure: Leasehold

Lease Length: New Lease of 125 Years on Completion

G/Rent: £200/year

S/Charge: £1817.40/year

Local Authority: Enfield Borough

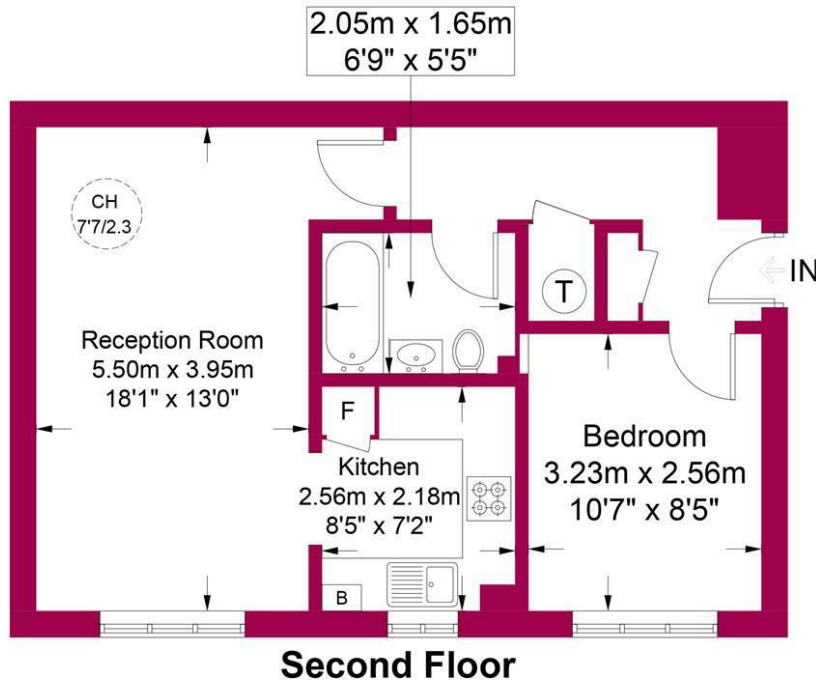
Council Tax: Band C (£1835.98 24/25)

EPC Rating: Current 77(C); Potential 78(C)

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

Freame House, N21

Approximate Gross Internal Area = 490 sq ft / 45.5 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(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	

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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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