



# Green Lanes, London

£160,000

**Havilands**

the advantage of experience





- RETIREMENT flat
- 1 double bedroom
- Lounge/dining room
- Ground floor
- Gardens
- Great location for local shops
- Gated parking
- EPC: 83/B; Potential 83/B



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



# **\*\*PRICED TO SELL\*\***

Havilands are delighted to present this ground floor 1 bed garden retirement flat, situated close to restaurants, Waitrose and good bus routes. This property has a delightful lounge/dining room with a door leading onto a front patio. There is a fully fitted kitchen with ample wall and base units. The double bedroom is a good size and has built in storage. There is a pull chord in both the dining area and bedroom, if assistance should be required. In addition to this there is a gated parking, laundry room, a communal lounge and visitor's suite plus a manager on site every week day. Being built in 2004, it has excellent Energy Efficiency Rating of 83/B. Location wise, there are many shops, restaurants, post office within easy walking distance as well Waitrose. There are good bus links for easy access to Enfield Town with its many amenities including a theatre, shops, restaurants and cafes.

Tenure: Leasehold

Lease remaining: 104 years

Service Charge: £3,551 (can vary) paid c£1775.93 every 6 months - April & September

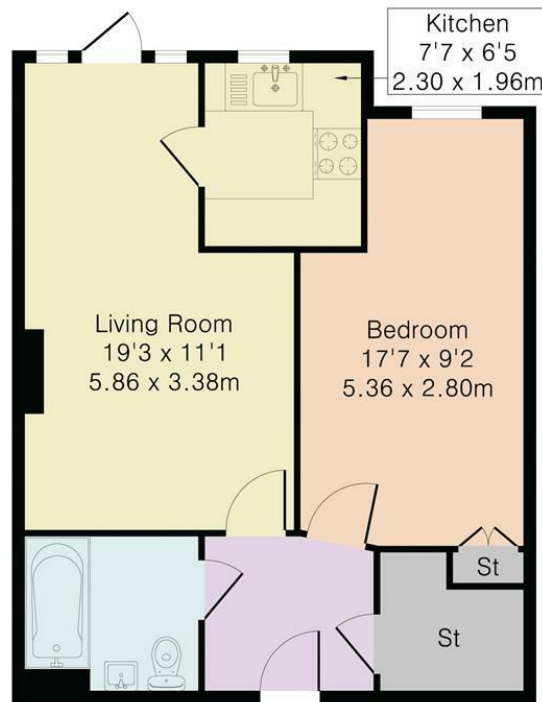
Ground Rent: £359.00 - paid £179.50 every 6 months

Council Tax Band: C

Energy Efficiency Rating: 83/B; Potential 83/B

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Approximate Gross Internal Area 516 sq ft – 48 sq m




Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>84</b>
(69-80) <b>C</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 | 020 8886 6262  
 come by and meet the team  
 30 The Green, Winchmore Hill, London, N21 1AY

