



Barrowell Green, London

Offers Over £300,000

Havilands

the advantage of experience



- Two Bedroom Apartment
- First Floor
- Chain Free
- 2 Parking spaces
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of Highfield Primary School (OFSTED: Outstanding)
- Within Catchment of Winchmore School (OFSTED: Good)
- Ease of Access to A10 & A406
- Walking Distance to Local Shops & Amenities on Green Lanes & Firs Lane



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



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM APARTMENT located on Barrowell Green, N21. Positioned on the FIRST FLOOR, this property is offered with a remaining lease of 88 years and is comprised of: two bedrooms, family bathroom, lounge/diner and kitchen. The property also benefits from TWO allocated parking spaces

The apartment is conveniently located falling within the catchment area of both Highfield Primary School (OFSTED: Outstanding) and Winchmore School (OFSTED: Good) as well as Edmonton County. The property is also within walking distance of local shops and amenities along Green Lanes including Sainsburys and Waitrose supermarkets, with local convenience stores nearby on Barrowell Green & Firs Lane. Also within walking distance of the property is Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins).

The property is within easy reach of both the A10 & A406 both offering excellent road links across the Borough and Greater London. Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch.

Leasehold Information:

Tenure: Leasehold

Lease Length: 125 Years from 01/01/1987

Lease Remaining: 88 Years

G/Rent: £120PA

S/Charge: £57.50 PCM

Local Authority: Enfield Borough

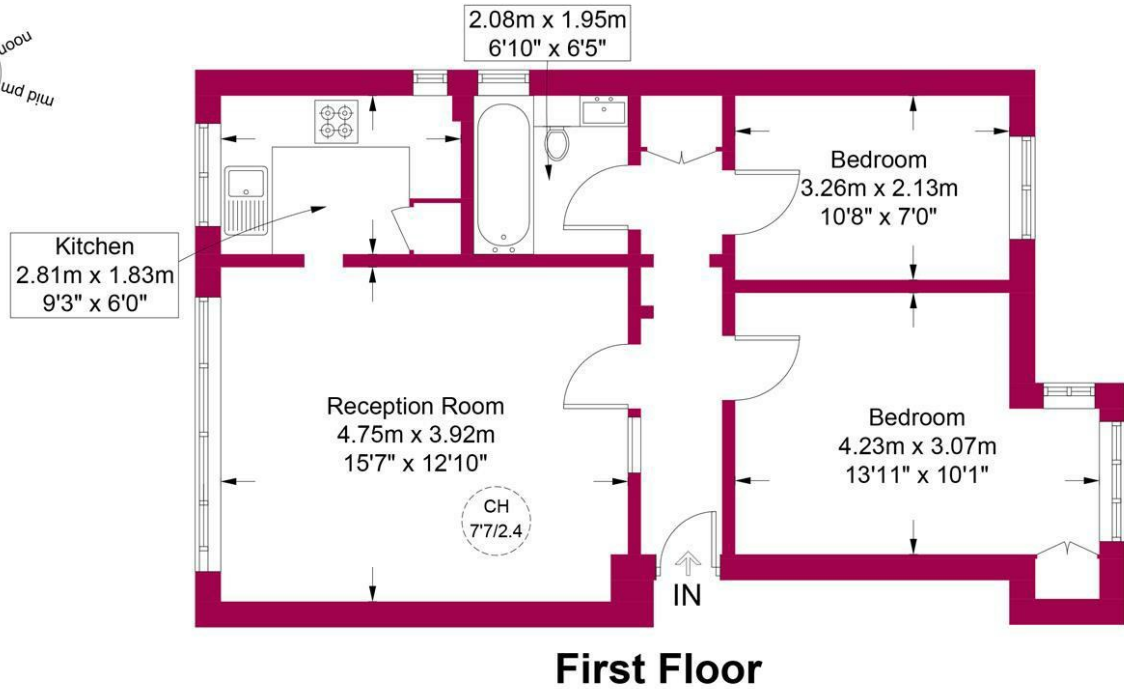
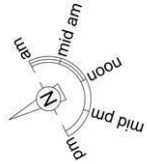
Council Tax: Band C (£1835.98 24/25)

EPC Rating: Current 72(C); Potential 75(C)

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

Barrowell Green, N21

Approximate Gross Internal Area = 582 sq ft / 54.1 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



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

