



Green Lanes, London

Guide Price £440,000

Havilands

the advantage of experience



- Two Bedroom Apartment
- First Floor
- Share of Freehold - 983 Years Remaining on Lease
- Allocated Parking (Within Gated Car Park)
- En-Suite to Master Bedroom
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30mins)
- Within Catchment of Highfield Primary School & Winchmore School
- Own Balcony
- Local Shops & Amenities Within Walking Distance inc. Sainsburys & Waitrose Supermarkets
- Plenty of Internal Storage plus Loft (approx 37m2)

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



****Guide Price - £440,000 - £490,000****

Havilands are pleased to offer For Sale, this spacious TWO BEDROOM APARTMENT located within Stefan House, N21. Positioned on the FIRST FLOOR of this gated property, the apartment consists of: spacious open plan lounge/kitchen, two bedrooms with en-suite to the master bedroom and family bathroom. The property benefits from a private balcony and is offered with a SHARE OF FREEHOLD with a remaining lease of 983 years in addition to approx 37m2 of storage space within the loft as well as plentiful storage within the property itself. The apartment also has one allocated parking space within the gated communal car park.

An ideal property for first time buyers and investors alike, the apartment is located within walking distance of Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) in addition to being within easy reach of both the A10 & A406 providing excellent road links across the Borough and Greater London. The property also falls within the catchment area of sought after schools including Highfield Primary School (OFSTED: Outstanding) & Winchmore School.

The property is ideally positioned for ease of access to local shops and amenities with a myriad of shops, restaurants and cafes along Green Lanes in addition to Waitrose & Sainsburys supermarkets. Viewing is highly recommended - to arrange yours, please get in touch with a member of the team.

Leasehold Information:

Tenure: Share of Freehold (Leasehold)

Lease Length: 999 years from 25/03/2008

Lease Remaining: 983 years

G/Rent: £0

S/Charge: £2500/year

Local Authority: Enfield Borough

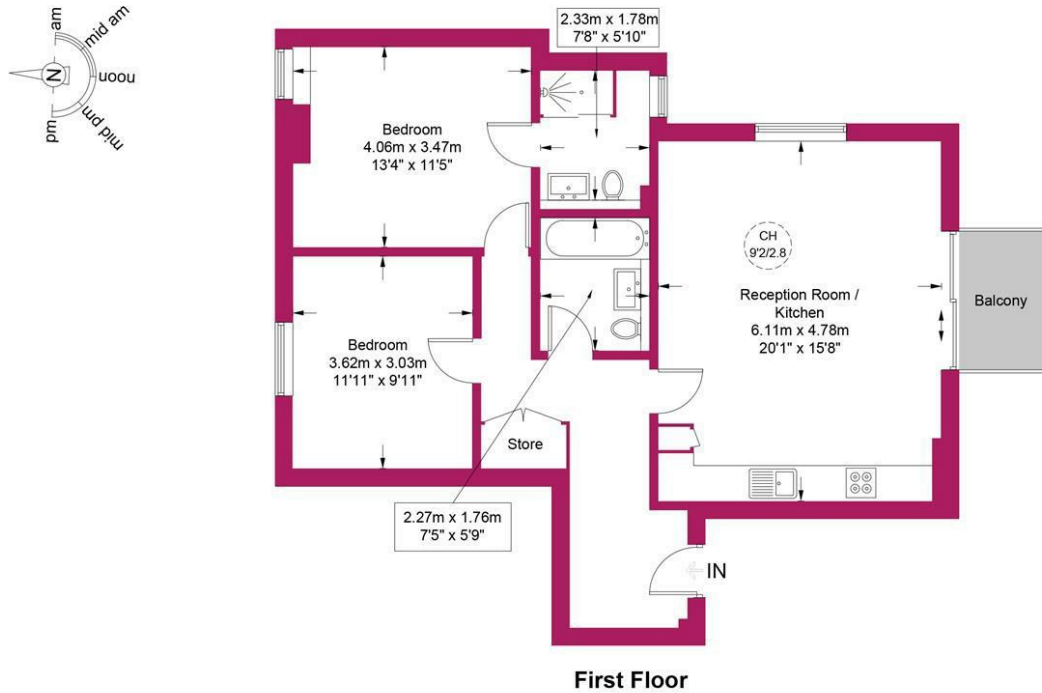
Council Tax: Band E (£2524.48 24/25)

EPC Rating: Current 80(C); Potential 80(C)

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

Stefan House, N21

Approximate Gross Internal Area = 842 sq ft / 78.2 sq m



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



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 come by and meet the team
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