



# Simpson Close, N21

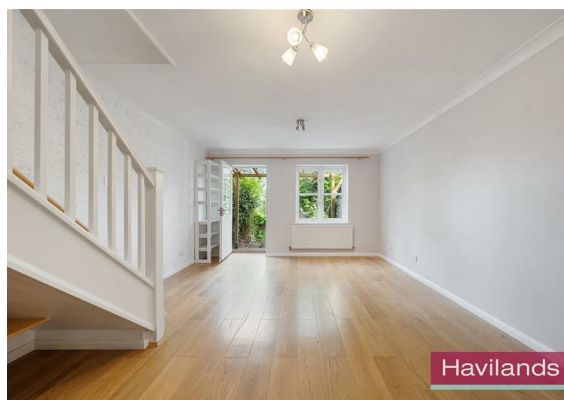
£470,000

Havilands

the advantage of experience



- Chain Free, Two Bedroom, Staggered Terraced Property
- Off Street Parking for Two Cars
- Cul-De-Sac Location within Highlands Village
- In Catchment for Several OUTSTANDING Schools including Eversley Primary and Highlands Secondary
- One Mile Away from both Grange Park Station (Moorgate approx. 30 mins) and Oakwood Station (Piccadilly line)



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



Havilands are pleased to present for sale this CHAIN FREE, TWO BEDROOM, STAGGERED TERRACED PROPERTY on Simpson Close, N21. Boasting off street parking for two cars and a quiet cul-de-sac location the property is comprised of kitchen, spacious reception room and w/c on the ground floor. Up on the first floor there are two double bedrooms, one with built in storage and a family bathroom. Located within the ever popular Highlands Village the property is close to amenities including Sainsburys supermarket and in catchment for several OUTSTANDING schools including Eversley Primary and Highlands Secondary. Ideally located for excellent transport links with Grange Park Station (Moorgate approx. 30 mins) and Oakwood Station (Piccadilly line) both 1 mile away. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: E (2024/25 £2,524.48)

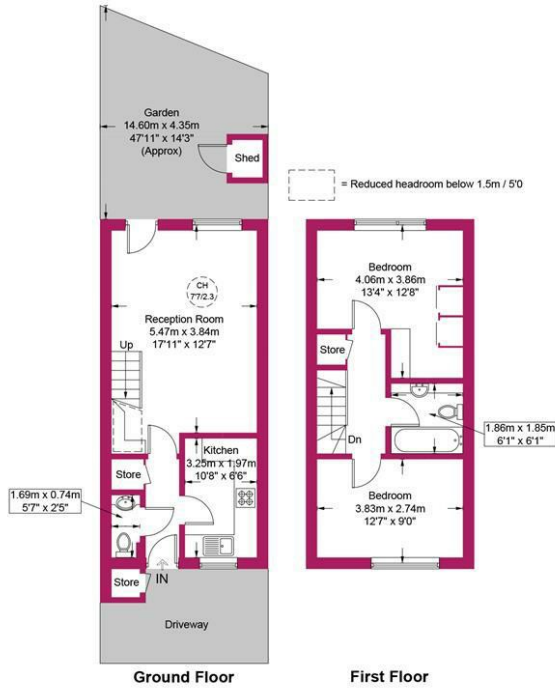
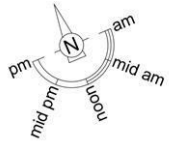
EPC: Currently 74C 90B

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# Simpson Close, N21

Approximate Gross Internal Area = 720 sq ft / 66.9 sq m

Restricted Height = 11 sq ft / 1.0 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</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.



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 come by and meet the team  
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