



# Blackwell Close, N21

Offers In Excess Of £340,000

**Havilands**

the advantage of experience



- Two Bedroom Apartment
- Highlands Village
- En-Suite to Master Bedroom
- Open Plan Living
- Allocated Parking
- Leasehold - 139 Years Remaining
- Catchment of Merryhills, Eversley & Grange Park Primary Schools
- Catchment of Highlands School
- Walking Distance to Grange Park (Moorgate approx 25 mins) & Oakwood Underground (Piccadilly) Stations
- Local Shops including Sainsburys within Walking Distance

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



Havilands are pleased to offer For Sale, this TWO BEDROOM APARTMENT on Blackwell Close, N21. Situated in the highly desirable Highlands Village, the property is comprised of two double bedrooms including en-suite to master bedroom, family bathroom and spacious open plan lounge/kitchen/diner. Located on the 2nd floor, the apartment also benefits from an allocated parking space. The property falls within the catchment area of some of the area's most sought after schools including Merryhills, Eversley and Grange Park Primary Schools as well as Highlands School. Additionally, the property is within walking distance of Grange Park Mainline station (Moorgate approx 25 mins) and Oakwood Underground Station (Piccadilly). The property is also within close proximity to a number of local shops and amenities including Sainsburys (Highlands village). There is also plenty of green space nearby with Trent, Grovelands and Oakwood Parks all nearby. To arrange a viewing, please do not hesitate to get in touch.

**Leasehold Information:-**

Lease Remaining: 139 Years

Ground Rent: £34.72pcm

Service Charge: £183.33pcm

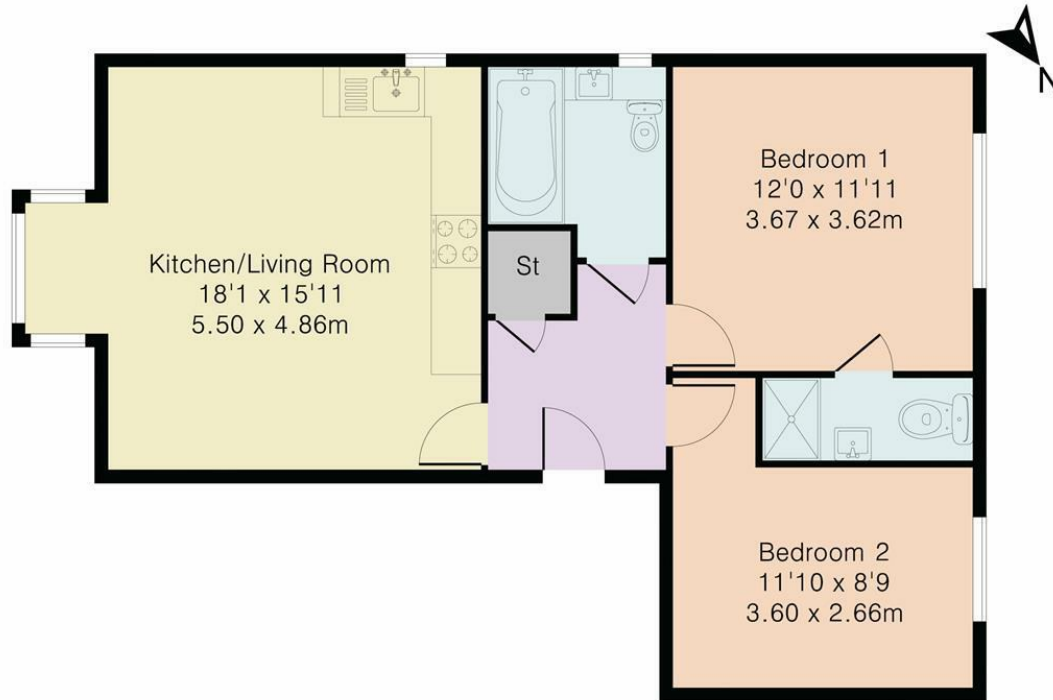
Local Authority: Enfield Borough

Council Tax: Band D (£1952.44 23/24)

EPC Rating: Current 61(D); Potential 73(C)

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Approximate Gross Internal Area 665 sq ft – 62 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.



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