



# Hansart Way, Enfield

Offers Over £210,000

**Havilands**

the advantage of experience





- One Bedroom Apartment
- Chain Free
- Ideal Starter or Investment Property
- Walking Distance to Enfield Chase Mainline Station (Moorgate approx 35 mins)
- Within Easy Reach of Local Shops & Amenities
- Communal Parking



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



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this ONE BEDROOM APARTMENT located on Hansart Way, EN2. Positioned just off of The Ridgeway, this ideal starter home or investment property offers 454sqft of living space. The property is comprised of: one double bedroom, bathroom and open plan lounge and kitchen. Located just off of Enfield's Ridgeway, the property is within walking distance of Enfield Chase Mainline Station offering direct rail links into central London (Moorgate approx 35 mins) with connections to Overground, Underground & Thameslink services. Additionally, the property is conveniently located with ease of access to Enfield Town, Southgate & Potters Bar and the M25. The property is within easy reach of local shops and amenities on Windmill Hill including Little Waitrose and Tesco Express with larger stores a short drive from the property. Viewing is highly recommended - To arrange yours, please get in touch.

#### Leasehold Information:

Tenure: Leasehold

Lease Length: 88 years

G/Rent: £99/Year

S/Charge: £1398/Year

Local Authority: Enfield Borough

Council Tax: Band C (£1835.98 24/25)

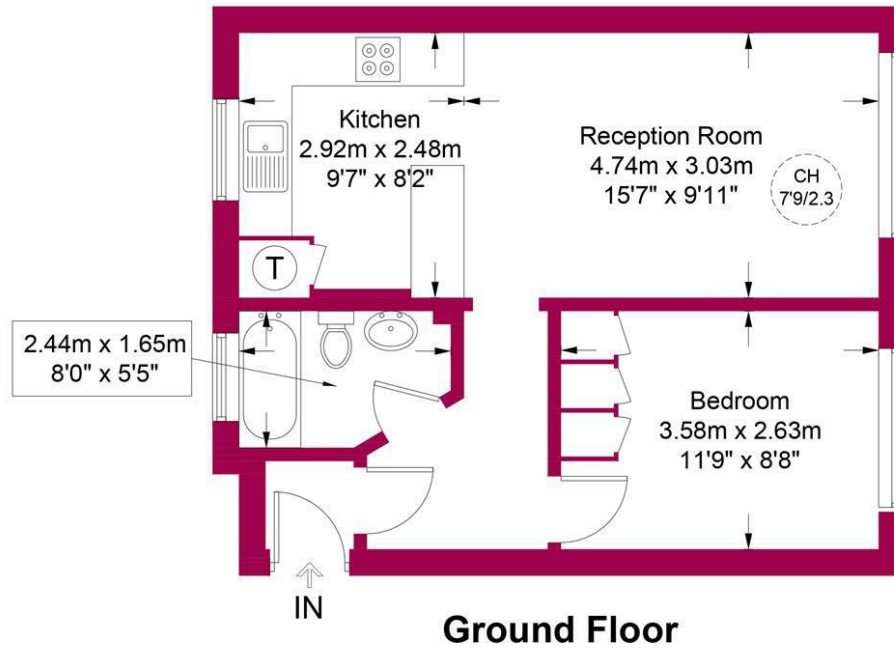
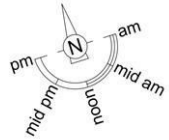
EPC Rating: Current 43(E); Potential 77(C)

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Hansart Way, EN2

Approximate Gross Internal Area = 454 sq ft / 42.2 sq m



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.



Certified  
Property  
Measurer

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come by and meet the team

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