



# Pennington Drive, Winchmore Hill

Offers In Excess Of £300,000

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- One Bedroom Second (Top) Floor Apartment
- Allocated Parking and Electric Charging Point
- Built In Wardrobes
- Communal Gardens
- Grange Park National Rail Station (Moorgate Approx 30 minutes) is 0.9 Miles Away
- Highlands Village Location with Sainsburys 0.1 Miles Away
- Eversley Primary School (Outstanding) is 0.2 Miles Away
- Highlands Secondary School (Outstanding) is 0.5 Miles Away

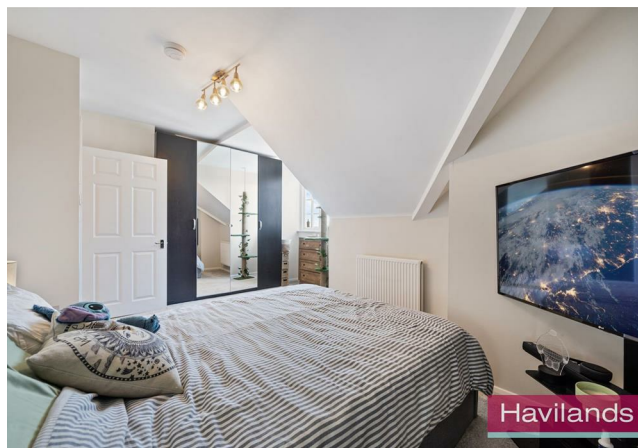




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Havilands are pleased to offer For Sale, this ONE BEDROOM APARTMENT located within Regan Lodge, N21. Positioned on the SECOND FLOOR (TOP) this property offers 674sqft of living space and is comprised of a double bedroom, bathroom, spacious lounge/diner and kitchen. The property also benefits from ample storage and allocated parking.

Offered with a remaining lease of 164 years, the property is well positioned for commuters with Grange Park Mainline Station (Moorgate approx 35 mins) within walking distance with both Southgate and Oakwood Underground stations easily accessible by car & public transport. Additionally, the property is within the catchment area of a number of sought after schools including Eversley, Merryhills & Grange Park Primary Schools in addition to Highland School.

Within walking distance of the flat are a number of local shops and amenities within Highlands Village & on Chaseville Park Road including Sainsburys supermarket. Also nearby are Oakwood, Trent & Grovelands Parks, offering a wide range of social and leisure activities throughout the year. Viewing is highly recommended - to arrange a viewing, please do not hesitate to get in touch.

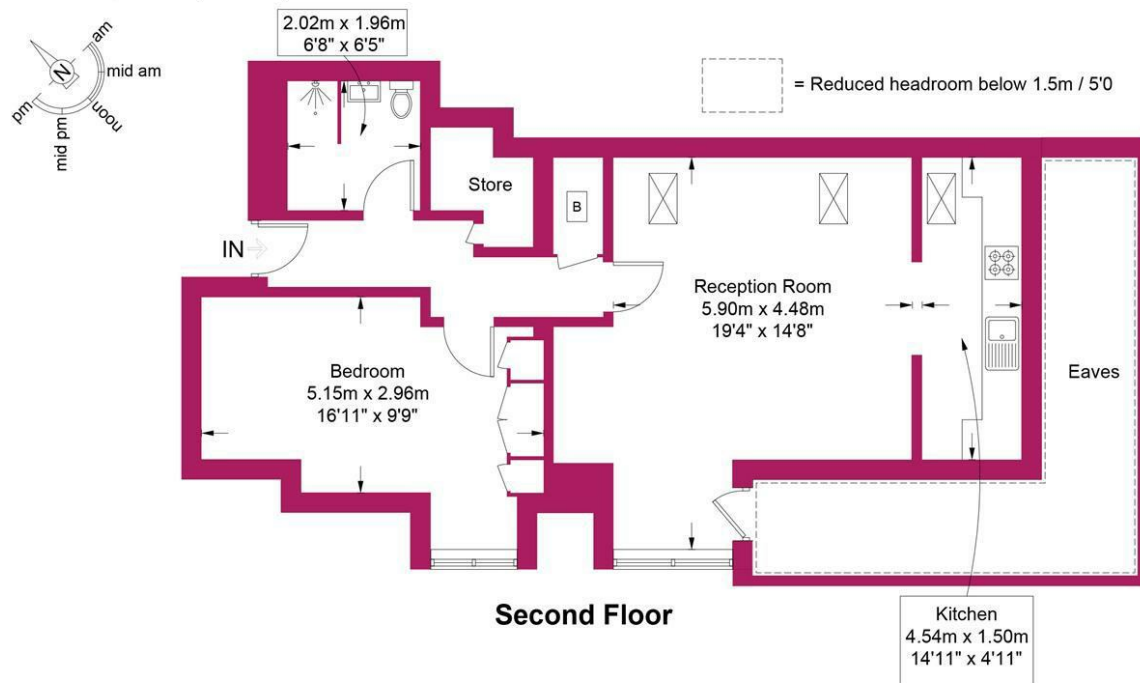
Tenure: Leasehold  
 Lease: 164 Years Remaining  
 Ground Rent: Peppercorn  
 Service Charge: £2412/year  
 Local Authority: Enfield Borough  
 Council Tax: Band C (24/25 £1,835.98)  
 EPC Rating: Current 72(C); Potential 72(C)

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

## Regan Lodge, N21

Approximate Gross Internal Area = 674 sq ft / 62.6 sq m

Restricted Height = 196 sq ft / 18.2 sq m



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>72</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	

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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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