



Springbank, London

£450,000

Havilands

the advantage of experience



- Beautifully Presented, Two Bedroom Balcony Apartment
- Garage En Bloc Plus Private Access to Large Loft Space for Storage
- Walking distance to both Winchmore Hill Station (Moorgate approx. 25 mins) and Southgate Underground (Piccadilly Line)
- In Catchment of Outstanding Schools
- Long Lease in Excess of 900 Years



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



Havilands are delighted to bring to market this BEAUTIFULLY PRESENTED, SECOND (TOP) FLOOR, TWO BEDROOM APARTMENT in Springbank, N21. Offering 981 sq ft of living space and comprised of a bright and spacious 20ft living room with direct access to private balcony, modern kitchen, two bedrooms, modern bathroom and separate w/c. Plus garage en bloc and private access to large loft space for storage.

The property offers excellent transport links, being in walking distance to both Winchmore Hill Station (Moorgate approx. 25 mins) and Southgate Underground (Piccadilly line). Plus it is within easy reach of green spaces, including Grovelands and Oakwood Park, and Winchmore Hill Green with its independent shops, restaurants and amenities. Ideal for families being in catchment of OUTSTANDING schools including Eversley Primary and Highlands Secondary. Viewing highly recommended.

Tenure: Leasehold 936 Years Remaining

Local Authority: Enfield

Council Tax Band: D (2024/25 £2,065.48)

Service Charge: £1,920 P/A

Ground Rent: N/A

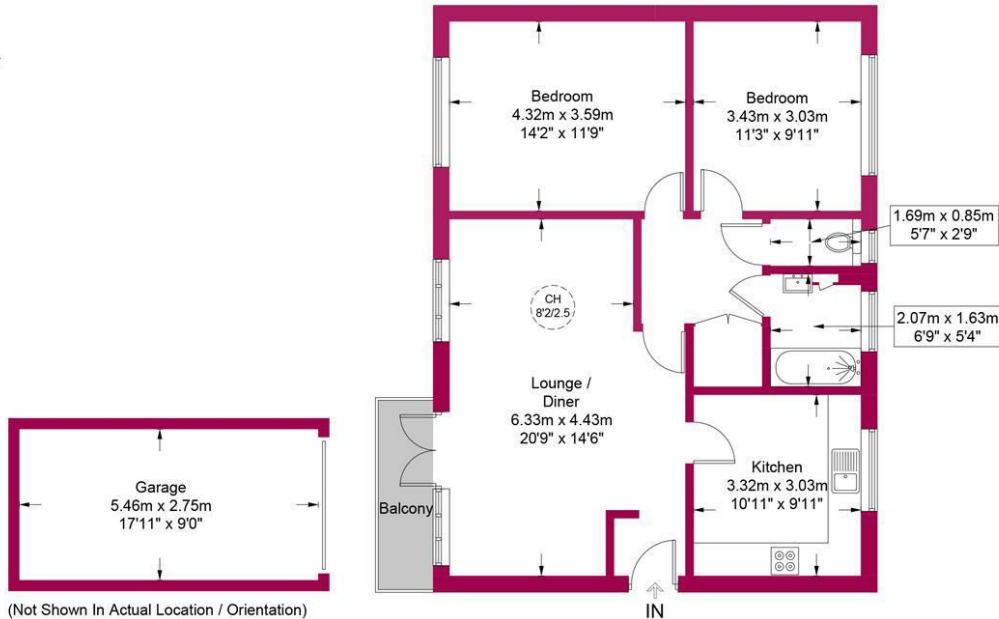
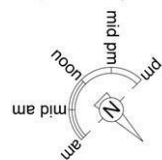
EPC: Currently 66D Potentially 77C

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Springbank, N21

Approximate Gross Internal Area = 981 sq ft / 91.1 sq m

Garage = 161 sq ft / 15.0 sq m



Ground Floor

Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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