



Vicars Moor Lane, N21

Offers Over £350,000

Havilands

the advantage of experience



- Two Bedroom Apartment
- Chain Free
- Top Floor (2nd)
- Communal Gardens
- Leasehold - 120+ Years Remaining
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of St. Paul's CofE Primary School
- Within Catchment of Winchmore School
- Grovelands Park Nearby
- Local Shops & Amenities inc. Waitrose & Sainsburys Within Easy Reach



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



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Havilands are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM APARTMENT located on Vicars Moor Lane, N21. Positioned on the TOP FLOOR (2nd) of Margaret Court, the property offers 722sqft of living space and is comprised of two bedrooms, family bathroom, kitchen and spacious lounge/diner. The property also benefits from communal front and rear gardens and is offered with a remaining lease in excess of 120 years.

Within walking distance of the property is Winchmore Hill Mainline Station, offering direct rail links into central London (Moorgate approx 30 mins) with connections to Underground, Overground & Thameslink Services. Also within easy reach are both the A10 & A406 offering road links into the City and across Greater London. The property is also well placed for school catchments, falling within the catchment area of sought after schools including St. Paul's CofE Primary & Winchmore School.

Within walking distance of the property are a wide range of shops and amenities along Green Lanes including Waitrose & Sainsburys supermarkets in addition to being in close proximity to Grovelands Park offering plenty of green space as well as a variety of social and leisure activities throughout the year. Viewing is highly recommended.

Leasehold Information:

Tenure: Leasehold

Lease Length:

Lease Remaining:

G/Rent: £TBC

S/Charge: £1338.33/year

Local Authority: Enfield Borough

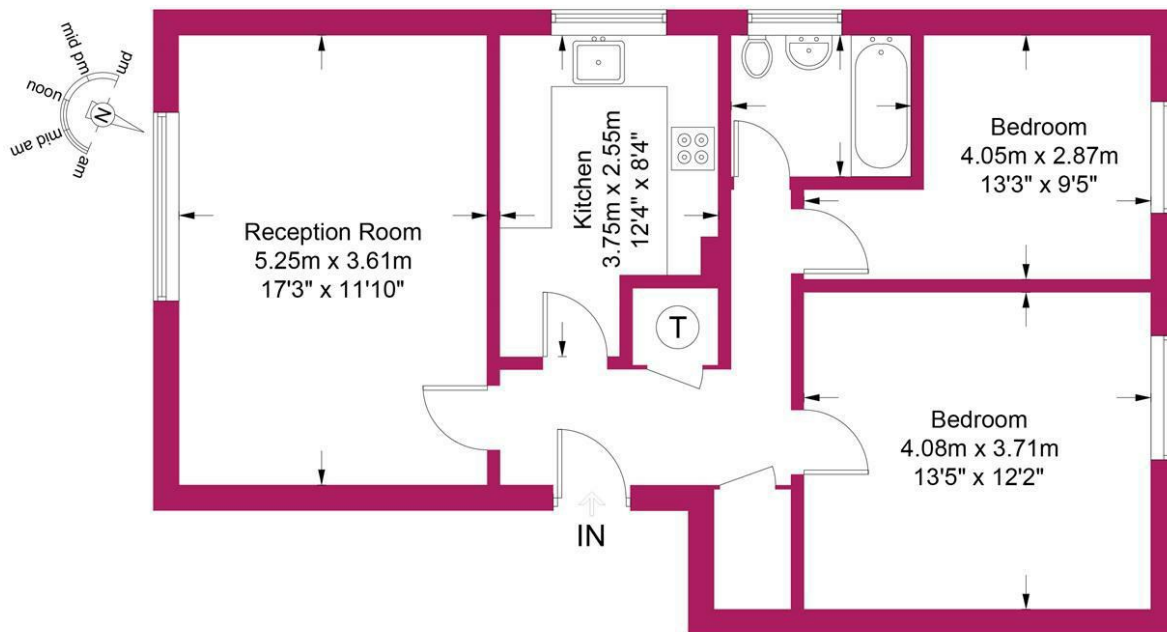
Council Tax: Band D (£2164.02 25/26)

EPC Rating: Current 63(D); Potential 76(C)

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

Margaret Court, N21

Approximate Gross Internal Area = 722 sq ft / 67.1 sq m



Second Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(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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