



William Court, London

£360,000

Havilands

the advantage of experience



- Chain Free, Two Bed, Two Bath, First Floor Apartment
- High Spec, Newly Developed, Period Conversion
- Open Plan Living Room/Kitchen
- En-Suite to Master Bedroom
- Gated Parking
- Long Lease
- Within Easy reach of Edmonton Green Station (Liverpool St approx 30 mins) and Edmonton Green Shopping Centre
- Within Catchment of Sought After Schools including Galliard Primary (OUTSTANDING)



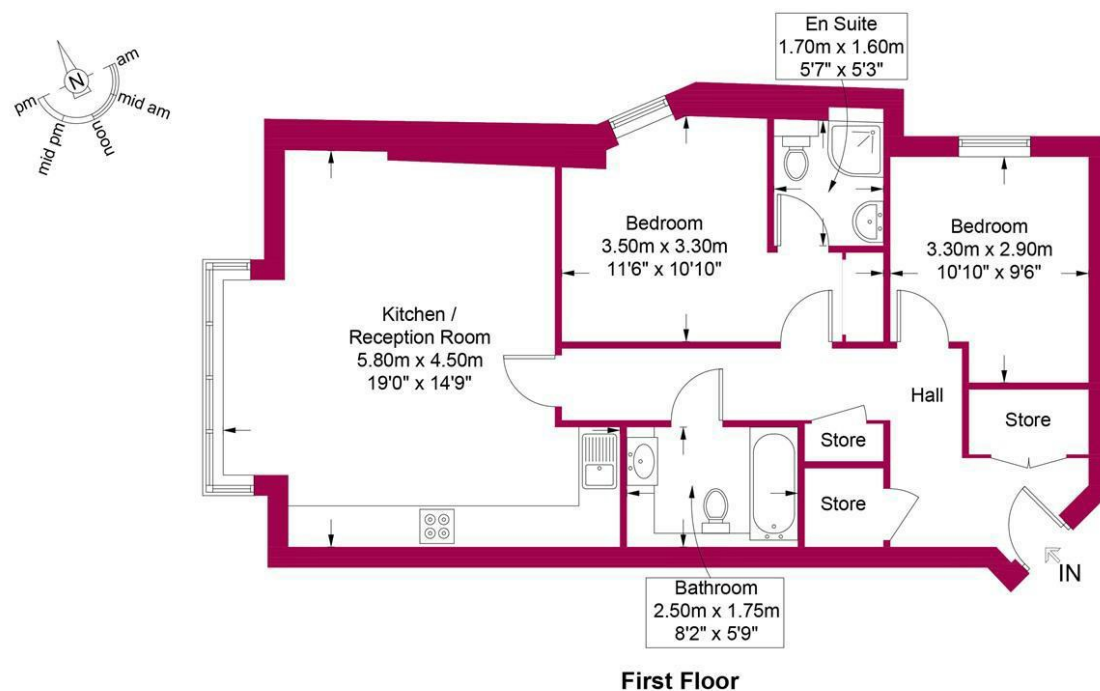
Havilands are delighted to present this CHAIN FREE, TWO BEDROOM, TWO BATH, FIRST FLOOR APARTMENT located within William Court, Hertford Road, N9. Recently refurbished to a high standard throughout and offering 755 sq ft of living space within this attractive period conversion, the property itself is comprised of a spacious open plan kitchen/living room, two bedrooms, with en suite to master bedroom and family bathroom, plus ample storage. The property also boasts gated parking, a long lease of over 900 years and an impressive energy efficiency of 84B. Ideally located for Edmonton Green Station (Liverpool St approx. 30 mins) various bus routes and Edmonton Green Shopping Centre and amenities all within easy reach. The property is also within catchment of several sought after schools including Galliard Primary (OUTSTANDING) and St Edmund's Catholic Primary. Viewing highly recommended.

Tenure: Leasehold 991 Years Remaining
 Service Charge: £1,500 PA
 Ground Rent: £10 PA
 Local Authority: Enfield
 Council Tax Band C (£1,835.98 2024-25)
 EPC: Currently 84B Potentially 84B

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

William Court, N9

Approximate Gross Internal Area = 755 sq ft / 72.0 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(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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