



Grange Gardens, N14

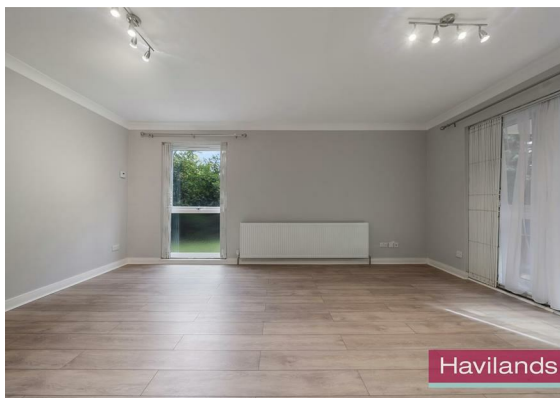
£1,900 Per Calendar Month

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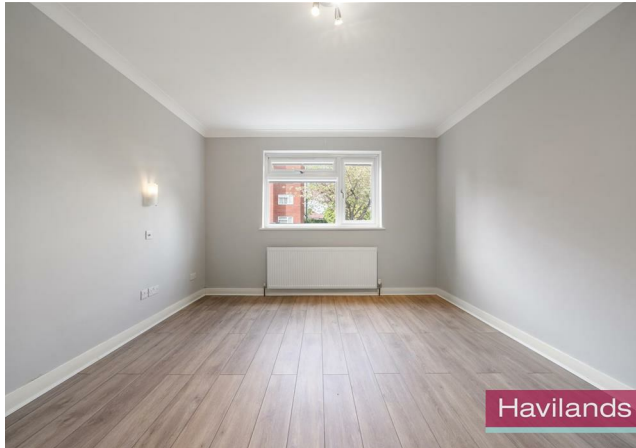
the advantage of experience



- Two Bedroom, Ground Floor Apartment with Balcony To Let
- Within Easy Reach of Southgate Station (Piccadilly Line)
- Close to Sought After Schools including St Andrew's Southgate Primary and Ashmole Academy
- Available Immediately
- Unfurnished
- Gated Parking



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



Havilands are delighted to present this TWO BEDROOM, GROUND FLOOR APARTMENT available TO LET on Grange Gardens, N14. Comprised of two double bedrooms, bright and airy reception room with south facing balcony, separate modern kitchen and family bathroom. Ideally located in walking distance of Southgate Station (piccadilly line). The property is within catchment of several sought after schools including St Andrew's Southgate Primary and Ashmole Academy. Gated parking. Offered unfurnished and available immediately.

Local Authority: Enfield

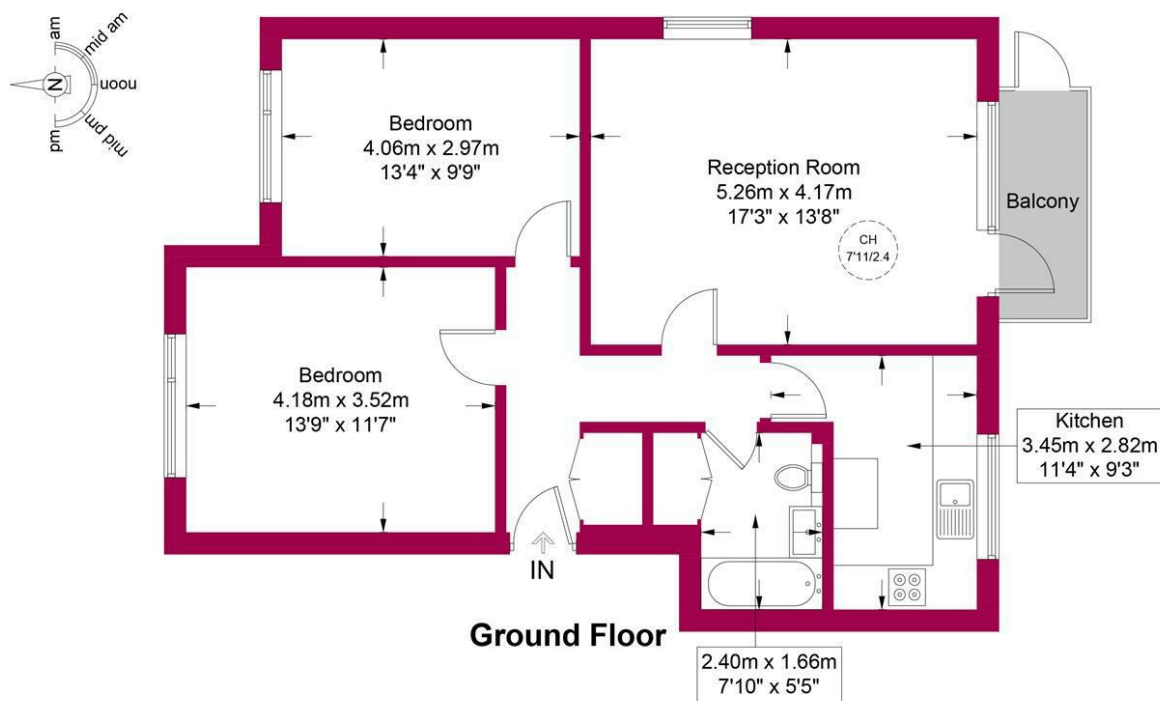
Council Tax Band: D (2025-26 £2,164.02)

EPC: Currently 73C Potentially 77C

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Approximate Gross Internal Area = 775 sq ft / 72.0 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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

30 The Green, Winchmore Hill, London, N21 1AY

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