



# Crescent Road, Enfield

Offers Over £1,100,000

**Havilands**

the advantage of experience





- Three Bedroom Penthouse Apartment
- Chain Free
- Share of Freehold
- Lift Access
- Over 2500sqft of Living Space
- Walking Distance to Enfield Chase Mainline Station (Moorgate approx 30 mins)
- Underground Parking (2 Spaces) & External Visitor Parking
- South Facing Balconies with Two Large Storage Rooms.
- En-Suite to Master Bedroom
- Within Catchment of Merryhills Primary School & Highlands School



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



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\*\*\*£250 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER.\*\*\*

Havilands are delighted to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM PENTHOUSE APARTMENT located within Claremont Heights, EN2. A stunning apartment offering over 2500sqft of living space, the property is comprised of: Three Bedrooms with en-suite and study to the master bedroom, family bathroom, additional WC, spacious entrance hallway, kitchen, utility room and a generous 35' x 25' reception room. The property benefits from three balconies, two of which are south facing and offer stunning views across the region as well as two large storage rooms flanking the balcony. Offered with a SHARE OF FREEHOLD, the property has a remaining lease of 95 years.

The property is within walking distance of Enfield Chase Mainline Station providing direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground and Thameslink services. Additionally the property is well located for families considering school options with the apartment falling within catchment of Merryhills & Grange Park Primary Schools as well as Highlands School. The property is also well placed for access to local shops & amenities on Windmill Hill including Little Waitrose with Enfield town centre a short walk away offering a much wider range of shopping and leisure outlets too. Viewing is highly recommended - to arrange yours, please get in touch.

Leasehold Information:

Tenure: Share of Freehold (Leasehold)

Lease Length: 125 Years from 25/07/1994

Lease Remaining: 95 Years

G/Rent: £200/year (Rising to £500/year)

S/Charge: £4700/year (25/26)

Local Authority: Enfield Borough

Council Tax: Band H (£4328.04 25/26)

EPC Rating: Current 82(B); Potential 83(C)

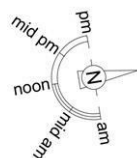
For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)

## Claremont Heights, EN2


Approximate Gross Internal Area = 2692 sq ft / 250.1 sq m

Restricted Height = 40 sq ft / 3.7 sq m

Storage = 145 sq ft / 13.5 sq m



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>83</b>
(69-80) <b>C</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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