



Green Lanes, N21

£400,000

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- Two Bedroom Apartment
- Raised Ground Floor
- Chain Free
- Private Balcony
- Allocated Parking within Gated Carpark
- Secure Entry Phone System
- Within Catchment of Highfield Primary School
- Within Catchment of Winchmore School
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Leasehold - 108 Years Remaining



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



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****Guide Price: £400,000-£425,000****

Havilands are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM APARTMENT on Green Lanes, N21. Set within the highly desirable Stefan House, the apartment is located on the (raised) ground floor and offers approx 774sqft of living space comprised of: two double bedrooms with en-suite to the master bedroom, family bathroom and spacious open-plan lounge/kitchen. The property also benefits from a private balcony and allocated parking within a gated carpark.

An ideal first time or investment property, the apartment is within walking distance of Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground and Thameslink services. Additionally, the property falls within catchment of some of N21's most sought after schools including Highfield Primary School in addition to Winchmore School.

Offering a mix of period features alongside modern fittings, the property is situated a short walk from a number of local shops and amenities along Green Lanes including Waitrose & Sainsbury's supermarkets. Also nearby are a number of popular cafes and restaurants on The Green including Hopper & Bean and Pot & Bun. Additionally there is plenty of green space nearby with both Firs Farm Wetlands and the ever popular Grovelands Park within walking distance with the latter offering a wide range of social and leisure activities throughout the year. Viewing is highly recommended - to arrange yours, please get in touch.

Leasehold Information:

Tenure: Leasehold

Lease Length: 125 Years

Lease Remaining: 108 Years

G/Rent: £350/year

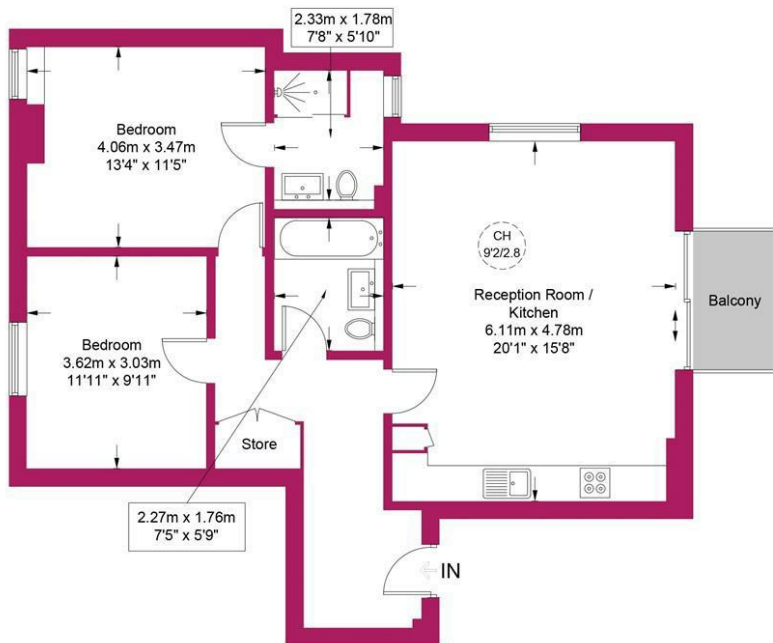
S/Charge: £2840/year

Local Authority: Enfield Borough


Council Tax: Band E(£2644.91 25/26)

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

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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

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

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