



Springbank, Winchmore Hill

Guide Price £475,000

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- Three Bedroom Apartment
- First Floor
- Private Balcony
- Garage En-Bloc
- Lease Remaining - 941 Years
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of Eversley & Grange Park Primary Schools
- Within Catchment of Highlands School
- Oakwood Park & Grovelands Park Nearby
- Local Shops inc. Sainsburys Close By



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****Guide Price: £475,000 - £500,000****

Havilands are pleased to offer For Sale, this THREE BEDROOM APARTMENT located on Springbank, N21. Located on the FIRST FLOOR, this purpose built property is comprised of: three bedrooms, kitchen, WC, family bathroom and spacious lounge/diner. Offered with a remaining lease of 941 years, the property also benefits from a private balcony and garage en-bloc.

An ideal starter home or investment property, the apartment falls within the catchment area of a number of sought after schools including Eversley & Grange Park Primary Schools as well as Highlands School. Within walking distance of the property is Winchmore Hill Mainline Station offering direct links into London (Moorgate approx 30 mins), with connections to Overground, Underground & Thameslink services en-route. Southgate Underground Station (Piccadilly) is also within easy reach of the property, accessible by foot, car and public transport.

In close proximity to the property are a number of local shops and amenities including Sainsburys (Highlands Village) with a number of convenience stores, restaurants and cafes on The Green. Additionally, there is plenty of green space nearby with both Oakwood Park and the ever popular Grovelands Park within easy reach, with the latter offering a wide range of social and leisure activities throughout the year. Viewing is highly recommended.

Leasehold Information:

Tenure: Leasehold

Lease Length: 999 Years from 29/09/1967

Lease Remaining: 941 Years

G/Rent:

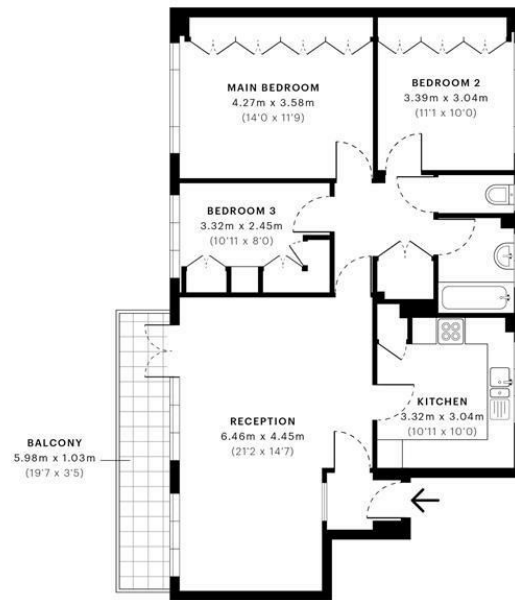
S/Charge:

Local Authority: Enfield Borough

Council Tax: Band E (£2644.91 25/26)

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

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



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
84.21 sqm / 906.43 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes voids, mezzanine, restricted head height
80.59 sqm / 867.46 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
6.10 sqm / 65.66 sqft

RESTRICTED HEAD HEIGHT
Unlit use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 3B RESIDENTIAL: 92.66 sqm / 997.38 sqft
AREA 3C RESIDENTIAL: 89.25 sqm / 960.68 sqft

SPRINT ID: 609d17x2a57d340dd1f5f4e

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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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come by and meet the team

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