



Cheyne Walk, Grange Park

Guide Price £780,000

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- Three Bedroom Mid Terraced Property
- Overlooking Pleasant Green Space
- Within Easy of Reach (0.2 Miles) of Grange Park Station (Moorgate approx. 30 mins)
- In Catchment of Several Sought After Schools including Grange Park Primary and Highlands Secondary (OUTSTANDING)
- Close to Amenities and Green Spaces
- In Need of Full Refurbishment
- Permission Granted and Foundations Laid for Single Story Extension to Rear
- Garden Extends to 88ft



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



****Guide Price: £780,000 - £800,000****

Havilands are pleased to present for sale this THREE BEDROOM, TERRACED PROPERTY on sought after Cheyne Walk, N21. In need of full refurbishment this attractive 1930s property is situated in the heart of Grange Park and enjoys pleasant views overlooking green space and is a stone's throw from Cheyne Walk Open Space. Internally the property is comprised of two reception rooms and kitchen on the ground floor and three bedrooms and family bathroom on the first floor. Outside the garden extends to 88ft. The property also benefits from having planning permission granted, plans drawn and foundations laid for a single story extension to the rear. Drawings can be sent on request. The property is close to excellent transport links including Grange Park Station (Moorgate approx. 30 mins) just 0.2 miles away. Plus within easy reach of local shops and amenities along The Grangeway. Ideal for families the property is in catchment for several sought after schools including Grange Park Primary and Highlands Secondary (OUTSTANDING). Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: F (2025/26 £3,125.81)

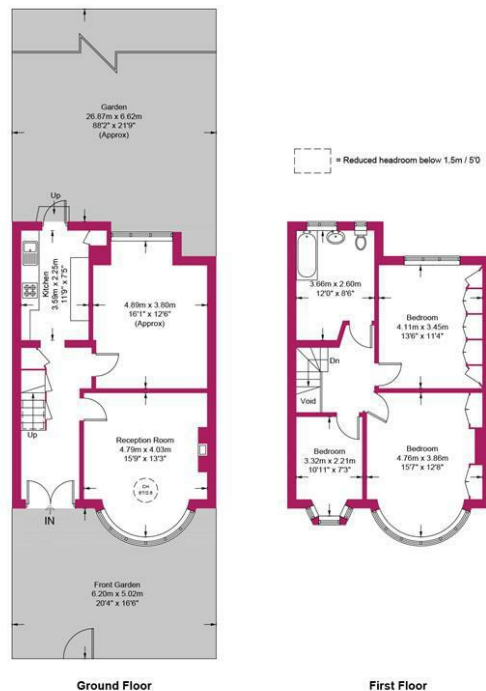
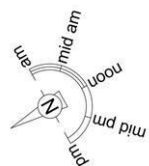
EPC: Currently 61D Potentially 82B

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

Cheyne Walk, N21

Approximate Gross Internal Area = 1196 sq ft / 111.1 sq m

Restricted Height = 0.9 sq ft / 10 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(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.



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come by and meet the team

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