

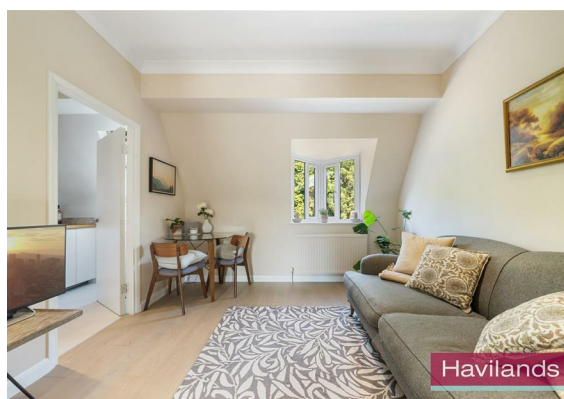


Cosgrove Close, London

£325,000

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the advantage of experience



- Two Bedroom Apartment
- Garage
- Cul-de-Sac Location
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of Highfield Primary School
- Within Catchment of Winchmore School
- Local Shops & Amenities inc. Sainsburys & Waitrose Supermarkets
- Firs Farm Wetlands & Playing Fields and Grovelands Park Nearby
- Ease of Access to A10 & A406
- 87 Year Lease Remaining (Quote for renewal has been obtained)



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Havilands are pleased to offer For Sale, this TWO BEDROOM APARTMENT located on Cosgrove Close, N21. Located on the SECOND FLOOR, this purpose built flat offers 644sqft of living space and is comprised of: Two bedrooms, family bathroom, kitchen and lounge/diner. The property also benefits from a garage en-bloc and has a remaining lease of 87 years (A quote for extension has been obtained).

An ideal first time or investment purchase, the property is well located, falling within the catchment area of sought after schools including Highfield Primary (OFSTED: Outstanding) and Winchmore School. The property is also within walking distance of Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground & Thameslink services en-route. Additionally, the property offers ease of access to both the A10 & A406 offering road links into and around London.

The property is set within a quiet cul-de-sac and is within easy reach of local shops & amenities along Green Lanes including Sainsburys and Waitrose supermarkets. Nearby is an abundance of green space with Firs Farm Wetlands & Playing Fields a short walk away and the ever popular Grovelands Park is also close by providing a range of social and leisure activities throughout the year. Viewing is highly recommended.

Leasehold Information:

Tenure: Leasehold

Lease Length: 125 Years from 01/01/1987

Lease Remaining: 87 Years

G/Rent: £120/year

S/Charge: £1642/year

Local Authority: Enfield Borough

Council Tax: Band C (£1923.57 25/26)

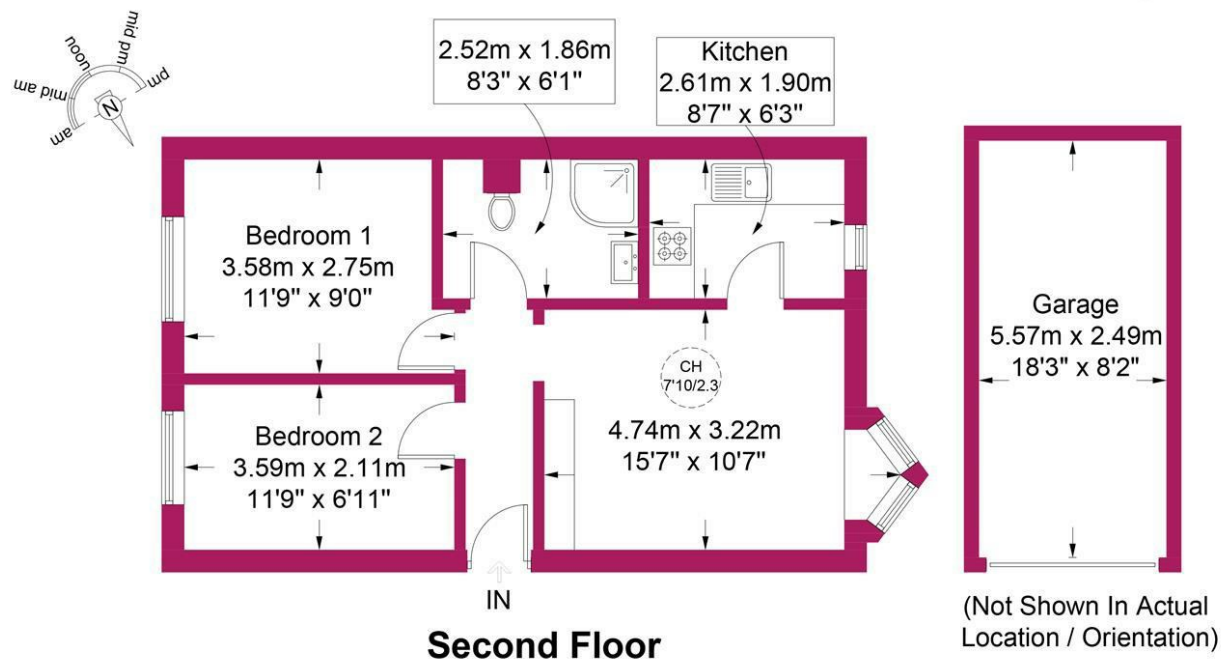
EPC Rating: Current 75(C); Potential 76(C)

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

Cosgrove Close, N21


Approximate Gross Internal Area = 644 sq ft / 59.8 sq m

Garage = 150 sq ft / 13.9 sq m



Second Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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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