



# Merryhills Court, N14

£300,000

**Havilands**

the advantage of experience





- Two double bedrooms with a spacious family bathroom.
- Ground floor apartment offering 773sqft of living space.
- Private terrace/balcony, Plus Communal First Floor Drying Room and Pram Shed
- Short walk to Oakwood Underground Station (Piccadilly Line) for easy commuting.
- Perfect for first-time buyers or investment opportunities.
- Within catchment for De Bohun Primary School and Southgate School.
- Close to local shops on Bramley Road and Southgate town centre amenities.
- Nearby larger stores including Asda and M&S Food Hall.
- Easy access to M25 and excellent public transport links across the Borough.
- Surrounded by green spaces including Trent Park, Oakwood Park, and Grovelands Park.



Havilands are pleased to offer for sale this TWO BEDROOM GROUND FLOOR APARTMENT within Merryhills Court, N14. Located on the edge of Oakwood and Southgate, this 773sqft home comprises two double bedrooms, a family bathroom, a kitchen, and a lounge. The property also benefits from a private terrace/balcony, communal drying room and allocated pram shed and comes with a remaining lease of 82 years.

An ideal first-time or investment purchase, the apartment is perfectly positioned for commuters. Oakwood Underground Station (Piccadilly Line) is just a short walk away, offering direct links across London. The property also enjoys excellent access to the M25 and a range of public transport routes throughout the Borough. Families will appreciate its location within the catchment areas of De Bohun Primary School and Southgate School.

Local shops and amenities along Bramley Road are within walking distance, while Southgate town centre is also easily accessible, featuring larger stores including Asda and M&S Food Hall, as well as Southgate Leisure Centre. For outdoor enthusiasts, Trent Park, Oakwood Park, and Grovelands Park are all nearby, with Grovelands Park hosting a variety of events throughout the year.

#### Leasehold Information:

Tenure: Leasehold

Lease Length: 119 Years from 04/10/1988

Lease Remaining: 82 Years

G/Rent: £10/year

S/Charge: £TBC

Local Authority: Enfield Borough

Council Tax: Band C (£1923.57 25/26)

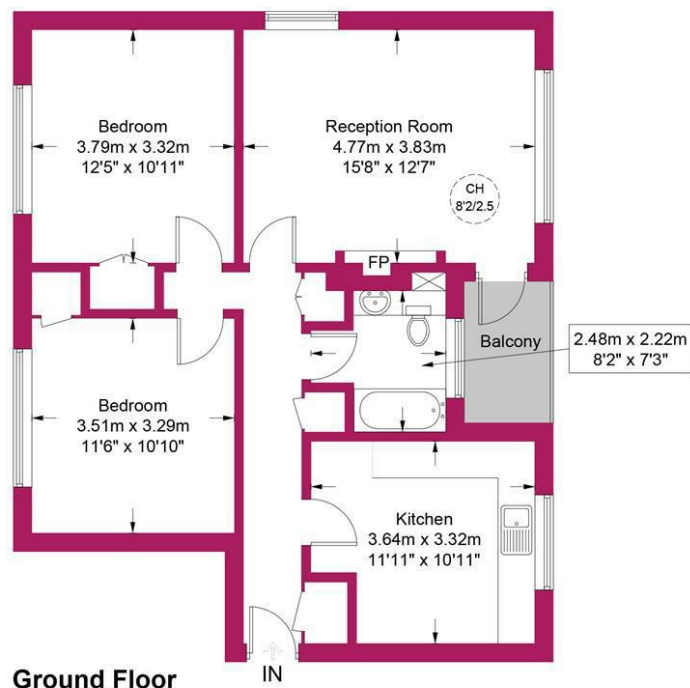
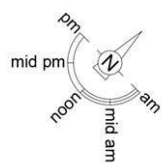
EPC Rating: Current 67(D); Potential 73(C)

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



## Merryhills Court, N14

Approximate Gross Internal Area = 773 sq ft / 71.8 sq m



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>67</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.



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come by and meet the team

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