



Woodridge Close, Enfield

£345,000

Havilands

the advantage of experience



- Two Bedroom Apartment
- Second Floor
- Chain Free
- En-Suite to Master Bedroom
- Walking Distance of Gordon Hill Mainline Station (Moorgate approx 35 mins)
- Within Catchment of One Degree Academy & Wren Academy
- Excellent Public Transport Links
- Ease of Access to M25
- Cul-de-Sac Location



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM APARTMENT located on Woodridge Close, EN2.

Positioned on the second floor in a purpose built block, this ideal starter property offers 674sqft of living space and is comprised of: Two Bedrooms with En-Suite to Master Bedroom, Family Bathroom, Lounge/Diner and Kitchen. The property also benefits from a remaining lease of 88 years and benefits from residents parking (permit).

The property is well placed for commuters with Gordon Hill Mainline Station within walking distance offering direct rail links into central London (Moorgate approx 35 mins) with connections to Overground and Underground services en-route. Additionally, the property is well placed for ease of access to the M25 via the A1005.

For those considering schooling, the property falls within catchment of both One Degree Academy (OFSTED: Outstanding) & Wren Academy, both sought after schools in the area. Also within close proximity to the house are a number of shops and amenities along Windmill Hill including Tesco Express & Little Waitrose with a wider range of shopping, social and leisure outlets within easy reach in both Enfield and Southgate. Viewing is highly recommended - to arrange yours, please get in touch.

Leasehold Information:

Tenure: Leasehold

Lease Length: 125 Years from 01/07/1988

Lease Remaining: 88 Years

G/Rent: £336/year

S/Charge: £1532.22 /year

Local Authority: Enfield Borough

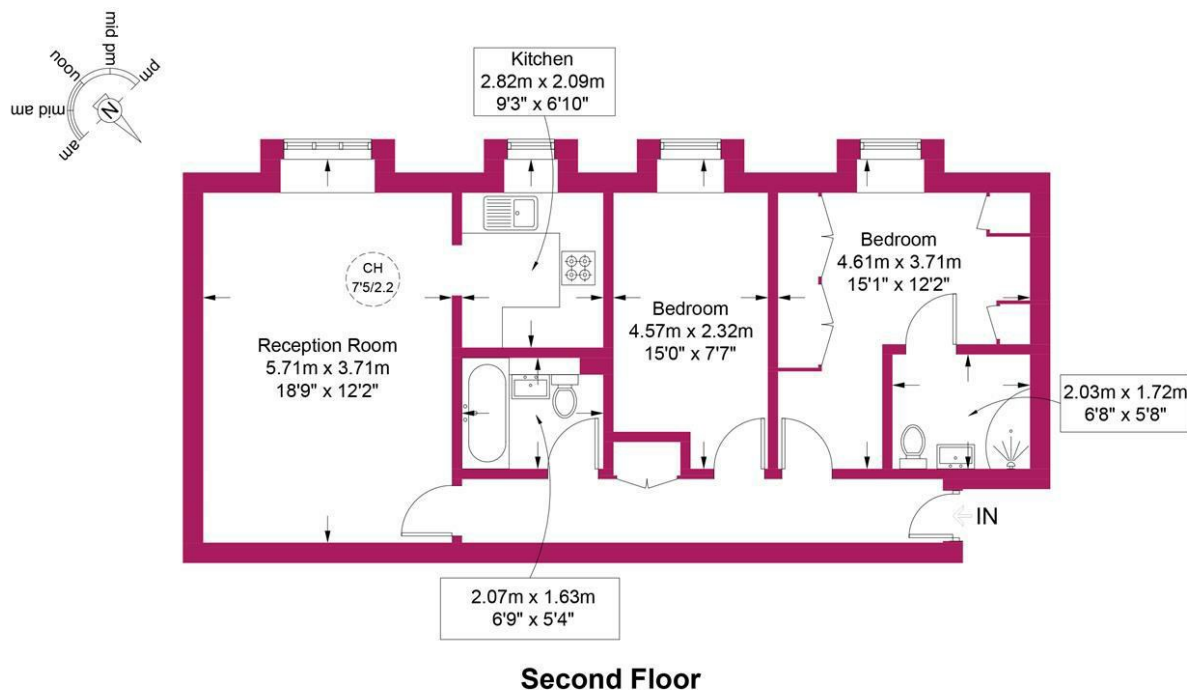
Council Tax: Band D (£2164.02 25/26)

EPC Rating: Current 69(C); Potential 82(B)

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

Woodridge Close, EN2

Approximate Gross Internal Area = 674 sq ft / 62.6 sq m



Energy Efficiency Rating

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

Havilands

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**

havilands | 020 8886 6262

come by and meet the team

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

Havilands

the advantage of experience