



Pennington Drive, London

£279,950

Havilands

the advantage of experience



- One-bedroom ground floor apartment in sought-after Highlands Village
- 446 sq ft of well-planned living space
- Bright lounge with open-plan fitted kitchen
- Double bedroom and modern bathroom
- Allocated off-Street Parking
- Long lease – 163 years remaining
- Excellent transport links: Grange Park Mainline nearby (Moorgate ~30 mins)
- Close to Oakwood & Southgate Underground Stations (Piccadilly Line)
- Shops & amenities nearby including Sainsbury's, Waitrose, Tesco & Asda
- Ideal first home or investment opportunity



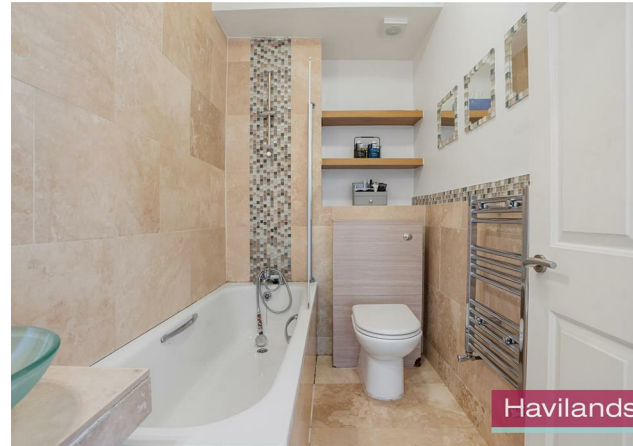
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Havilands are pleased to offer For Sale, this ONE BEDROOM, GROUND FLOOR APARTMENT on Pennington Drive, N21. Located within the ever popular Highlands Village development, the property offers 446sqft of living space and is comprised of: One Double Bedroom, Bathroom and Lounge with Open-Plan Kitchen. The property also benefits from off-street parking and is offered with a remaining lease of 163 years.

An ideal starter home or investment property, the flat is within walking distance of Grange Park Mainline Station offering direct rail links to central London (Moorgate approx 30 mins) with connections to Overground and Underground services en-route. Additionally, the property is an approx 15 minute walk/bus ride to both Oakwood & Southgate Underground Stations (Piccadilly) again offering direct links into London. Highlands Village is also served by regular bus services running into Enfield and across the wider Borough.

The property is also within easy reach of a number of local shops and amenities including Sainsburys supermarket (Highlands) with a larger range of stores nearby including Asda (Southgate), Waitrose (Winchmore Hill) and Tesco (Enfield). Viewing is highly recommended - to arrange yours, please get in touch with one of the team.

Leasehold Information:

Tenure: Leasehold

Lease Length: 189 years from 12/03/1999

Lease Remaining: 163 years

Combined S/Charge and G/Rent: £1800/year (approx)

Local Authority: Enfield Borough

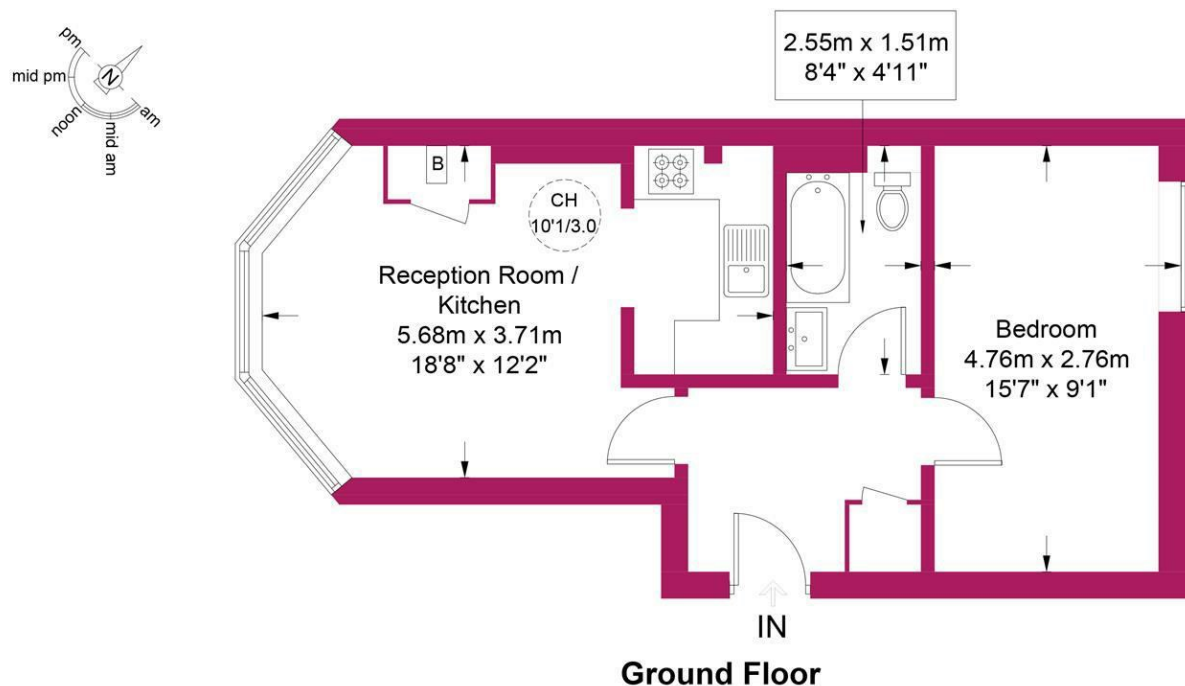
Council Tax: Band D (£2164.02 25/26)

EPC Rating: Current 77(C); Potential 79(C)

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

Pennington Drive, N21

Approximate Gross Internal Area = 446 sq ft / 41.4 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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

havilands | 020 8886 6262

come by and meet the team

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

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