



Banting Drive, N21

Offers Over £325,000

Havilands

the advantage of experience



- CHAIN FREE - ideal first-time purchase or investment opportunity
- TWO BEDROOM Ground Floor Apartment in popular Highlands Village
- Offering 592 sq. ft. of bright, well-planned living space
- Spacious Lounge/Diner & separate Kitchen
- Modern Family Bathroom
- Allocated Parking Space included
- Long Lease - approximately 161 years remaining
- Within catchment for sought-after schools including Eversley, Merryhills & Highlands
- Excellent transport links - close to Grange Park Mainline & Piccadilly Line stations
- Walking distance to Sainsbury's and local amenities, with parks nearby



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



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Havilands are pleased to offer For Sale on a CHAIN FREE basis, this Two Bedroom, Ground Floor Apartment located on Banting Drive, N21. Situated in the heart of the ever popular Highlands Village, the property offers 592sqft of living space and is comprised of: Two Bedrooms, Family Bathroom, Lounge/Diner and Kitchen. The property also benefits from allocated parking and has a remaining lease of 161 years.

An ideal first time purchase, the property falls within catchment of a number of the area's most sought after primary schools including Eversley, Merryhills & Grange Park Primaries in addition to secondary schools including Highlands & Southgate School.

For commuters, the property is well placed with Grange Park Mainline Station within walking distance offering direct rail links into central London (Moorgate approx 30 mins). Additionally, both Southgate & Oakwood Underground Stations (Piccadilly) are an approx 5 minute drive away also providing direct rail links into London with connections to Overground and Thameslink services.

There are a number of local shops and amenities nearby with Sainsburys (Highlands Village) within walking distance. Enfield Town, Southgate & central Winchmore Hill are all also within easy reach, with an array of shops, bars, cafes and restaurants. For those seeking green space, the property is also in close proximity to Oakwood, Trent and Grovelands Park each offering a range of social and leisure activities throughout the year. Viewing is highly recommended.

Leasehold Information:

Tenure: Leasehold

Lease Length: 189 years from 10/10/1997

Lease Remaining: 161 Years

Ground Rent: £30/year

Service Charge: £220pcm

Local Authority: Enfield Borough

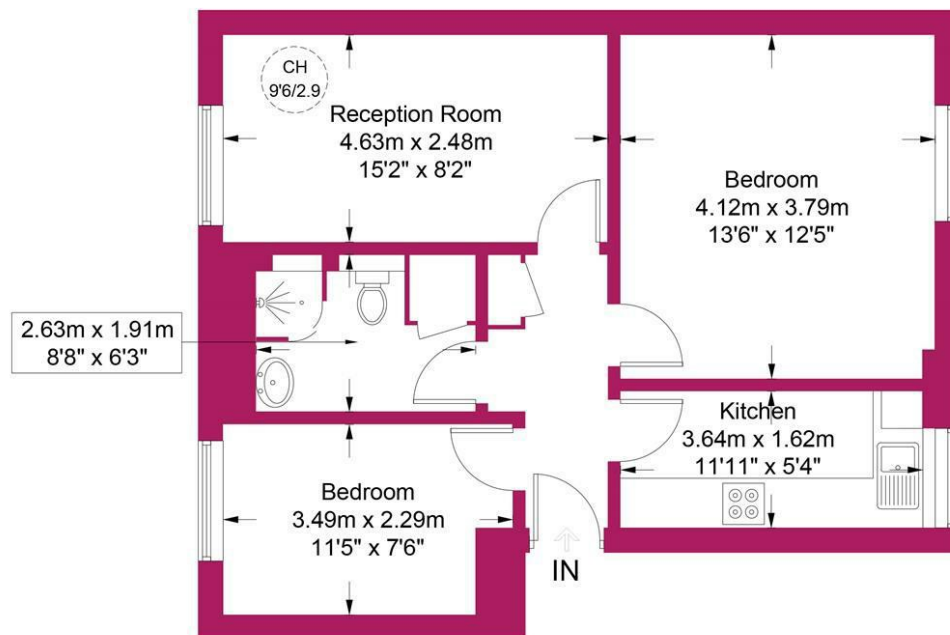
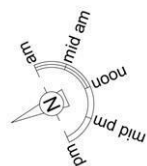
Council Tax: Band C (£ 25/26)

EPC Rating: Current 70(C); Potential 79(C)

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

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Approximate Gross Internal Area = 592 sq ft / 55.0 sq m



Ground Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	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

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come by and meet the team

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