



814 Green Lanes, N21

£425,000

Havilands

the advantage of experience



- Two Double Bedroom Apartment
- First Floor
- Secure Underground Parking
- En-Suite to Master Bedroom
- Juliet Balcony in Living Room
- Leasehold - 115 Years Remaining
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Close to Highfield Primary School (Outstanding) and Winchmore Secondary School



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



Havilands are pleased to present this TWO BEDROOM FIRST FLOOR APARTMENT, with secure underground parking, on Green Lanes N21. An ideal first time purchase or investment property, the property is comprised of two double bedrooms with en-suite to the master bedroom, lounge/diner with juliet balcony, kitchen and family bathroom.

Offered with a remaining lease of 115 years, the property is located within close proximity to both Highfield Primary School (Outstanding) and Winchmore Secondary School. The convenience of Green Lanes independent cafes, shops and bus routes are on your doorstep with both Waitrose & Sainsburys supermarkets also within walking distance. Also within walking distance of the property is Winchmore Hill Mainline Station offering direct links into central London (Moorgate approx 30 mins) as well as a number of cafes and restaurants located on The Green including Hopper & Bean. Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch with a member of the team.

Tenure: Leasehold

Lease Remaining: 115 Years

Service Charge: £2000/year

Ground Rent: £200/year

Local Authority: Enfield Borough

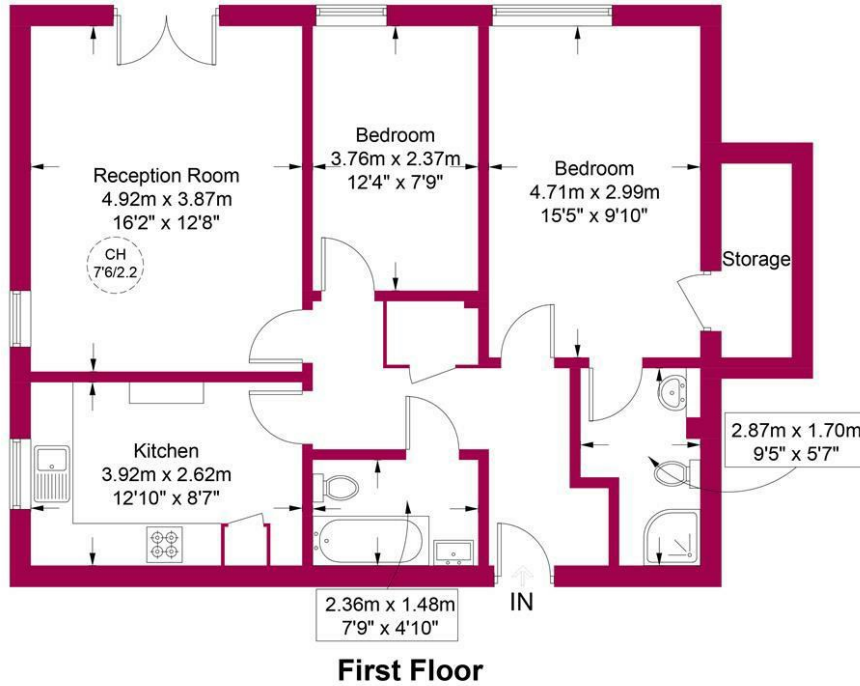
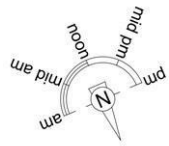
Council Tax: Band D (£1952.44 23/24)

EPC Rating: Currently 80(C); Potentially 83(B)

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

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Approximate Gross Internal Area = 824 sq ft / 76.6 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	83
(69-80) C			
(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	



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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