



# Deepdene Court, Grange Park

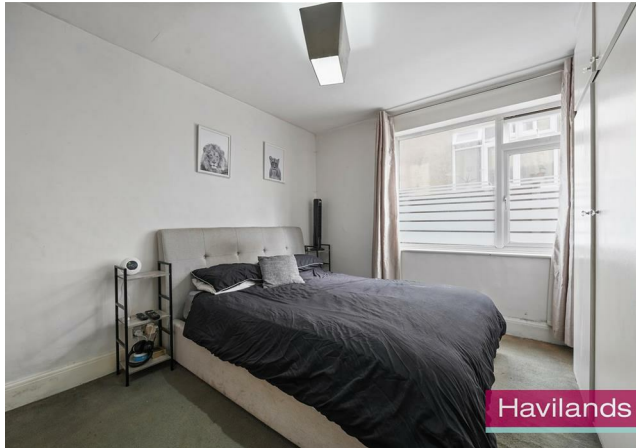
Offers Over £400,000

**Havilands**

the advantage of experience



- Chain Free, Two Bedroom, Ground Floor Maisonette
- Sold with Freehold
- Own Front Door and Private Garden Extending to 65FT
- Cul-De-Sac Location
- Within Easy Reach of Grange Park Station (Moorgate Approx. 30 Mins)
- Convenient for Shops and Amenities along The Grangeway and Winchmore Hill Green
- Sought After Schools including Grange Park Prep, St Paul's CofE primary, Keble Prep and Highlands Secondary School (OUTSTANDING)



Havilands are delighted to offer for Sale this CHAIN FREE, TWO BEDROOM, GROUND FLOOR MAISONETTE on Deepdene Court, N21. Offering 679 sq ft of living space this bright and airy purpose built maisonette with own front door and 65 ft private garden is comprised of two double bedrooms, kitchen, reception room and bathroom. The property benefits from being sold with freehold. Located in a quiet cul-de-sac turning just a stone's throw from Grange Park Station (Moorgate approx. 30 mins) and local shops and restaurants along The Grangeway. The property is also within easy reach of Winchmore Hill Green and Green Lanes. For families the property is convenient for several sought after schools including Grange Park Prep, St Paul's CofE primary, Keble Prep and Highlands Secondary School (OUTSTANDING). Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

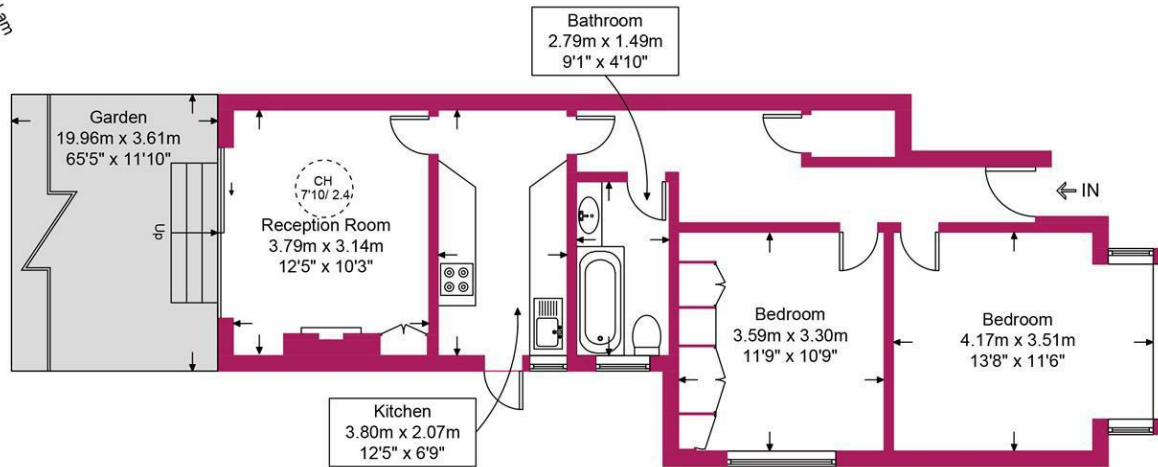
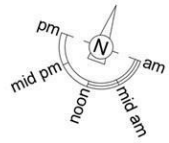
Council Tax Band: D (2025/26 £2,164.02)

EPC: Currently 66D Potentially 77C

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

Deepdene Court, N21

Approximate Gross Internal Area = 679 sq ft / 63.11 sq m



Ground Floor

| 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>77</b> |
| (55-68) <b>D</b>                            |  | <b>66</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<br>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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