



Leigh Hunt Drive, N14

£270,000

Havilands

the advantage of experience



- One Bedroom Second (Top) Floor Apartment
- Allocated Parking
- Cul-De-Sac Location
- Walking Distance to Southgate Underground (Piccadilly Line)
- Close to Picturesque Southgate Green Conservation Area
- Close to Shops, Cafes and Amenities along Southgate High Street
- Within Easy Reach of Grovelands Park



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



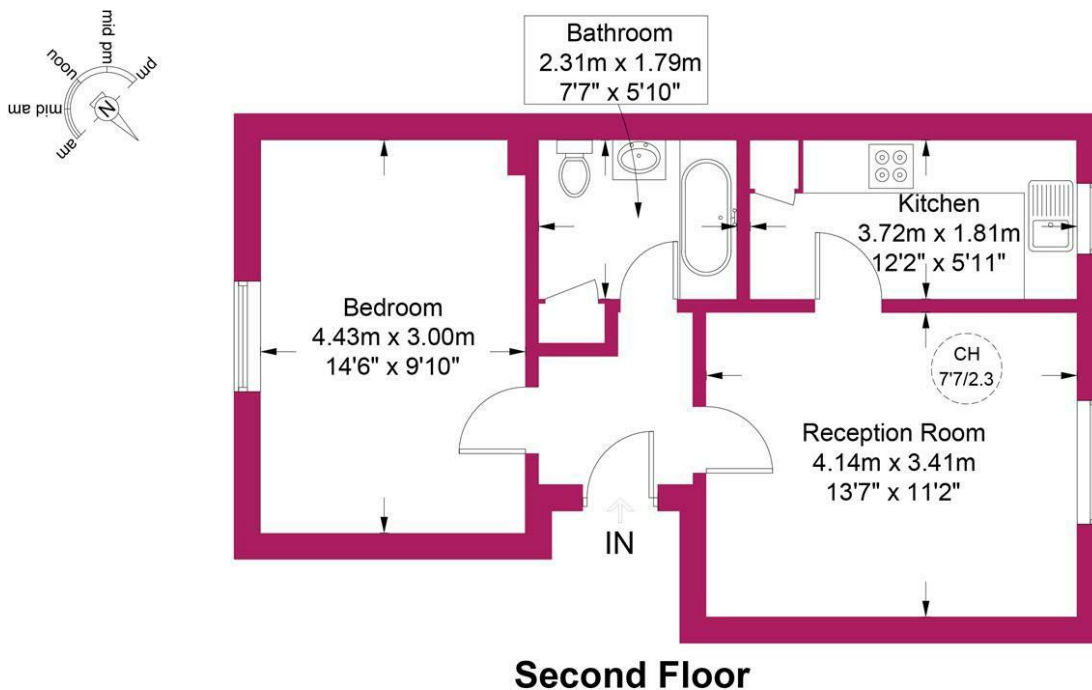
Havilands are pleased to present this ONE BEDROOM, SECOND (TOP) FLOOR APARTMENT on Leigh Hunt Drive, N14. The property is well presented throughout, offers 475sq ft of living space and benefits from allocated parking. The property is comprised of reception room, separate kitchen, double bedroom and bathroom. Located on a cul-de-sac location within a quiet development within easy reach of excellent transport links including Southgate Underground (Piccadilly Line). Plus picturesque Southgate Green Conservation Area and the abundance of shops, cafes and amenities along Southgate High Street are close by. The property is also convenient for green spaces including Grovelands Park and Walker Cricket Ground and sought after schools. Viewing highly recommended.

Local Authority: Enfield  
 Council Tax Band: C (2026/27 £2,015.71)  
 Tenure: Leasehold  
 Lease Remaining: 157 Years Remaining  
 Service Charge: £2100 Per Annum  
 Ground Rent: £100 Per Annum  
 EPC: Currently 71C Potentially 81B

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Approximate Gross Internal Area = 475 sq ft / 44.1 sq m



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>81</b> |
| (69-80) <b>C</b>                            | <b>71</b>                  |           |
| (55-68) <b>D</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 |           |

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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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