

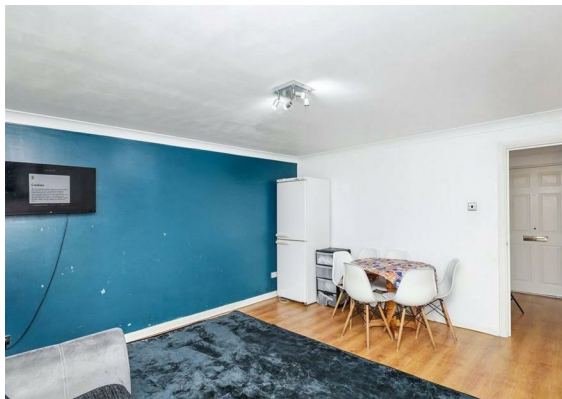


## Sylvan House, N21

Offers In Excess Of £270,000

**Havilands**

the advantage of experience



- Ground Floor Apartment with Allocated Parking
- Large One-Bedroom with Spacious Lounge
- Visitor Parking Available
- Chain Free
- Great for 1st time Buyers or Investors
- Highlands Village Location
- Located within walking distance of Grange Park Mainline Station (with direct services to Moorgate in approximately 30 minutes) and with easy access to Oakwood Underground Station (Piccadilly Line)
- In Catchment of Outstanding Schools

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



Havilands are delighted to offer for sale this ONE BEDROOM, GROUND FLOOR APARTMENT on Hanbury Drive, N21. Located within the ever popular Highlands Village the property offers 473 sq ft of living space and benefits from allocated parking. The property is comprised of open plan reception / dining area, separate kitchen, double bedroom, bathroom, ample storage and is offered in good condition throughout.

Located within walking distance of Grange Park Mainline Station (with direct services to Moorgate in approximately 30 minutes) and with easy access to Oakwood Underground Station (Piccadilly Line), the apartment is ideally positioned for commuters. A range of local amenities are close by, including a Sainsbury's supermarket and various shops within Highlands Village. The property is also in catchment of outstanding schools including Eversley Primary and Highlands Secondary. Viewing highly recommended.

Tenure: Leasehold

Lease remaining: 94 years

Local Authority: Enfield

Service Charge: £1520 Per Annum

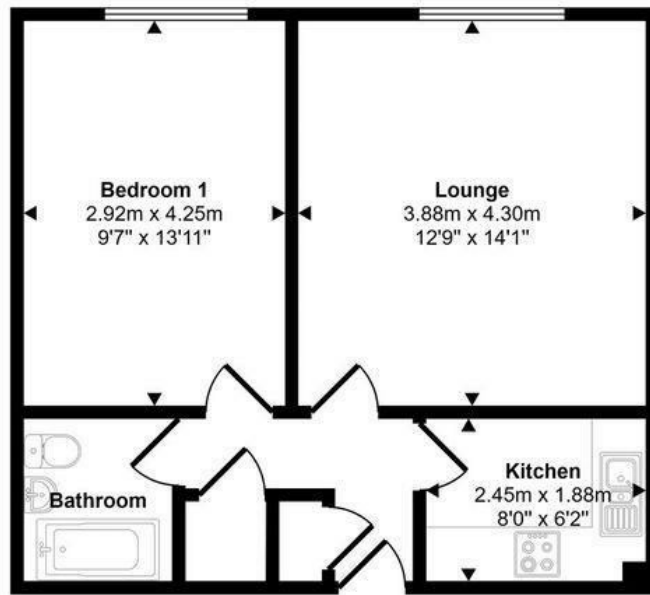
Ground Rent: £305 Per Annum

Council tax band: C (2026/2027 £2,015.71)

EPC: Currently 70C, Potentially 80C

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

Approx Gross Internal Area  
44 sq m / 473 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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come by and meet the team

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