



Pennington Drive, Winchmore Hill

£1,650 Per Month

Havilands

the advantage of experience



- 2 bedroom apartment to let in Highlands Village
- Large master bedroom
- Family bathroom
- High ceilings throughout
- Large communal gardens
- Available from 21st March 2026
- Unfurnished
- Minimum Income Required: £49,500 Per Annum

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



Havilands are delighted to present this spacious two bedroom, ground floor apartment in Regan Lodge, Highlands Village. This larger than average Edwardian conversion boasts a large reception, kitchen, two bedrooms with built in wardrobes to both bedrooms and a family bathroom. More features include high ceilings throughout (12') and well kept communal gardens.

This location is within the ever popular Highlands Village and its amenities and within easy reach of Grange Park Station (Moorgate approx. 30mins) and Oakwood Piccadilly Line. Plus the property is in catchment of some of Winchmore Hill's finest schools - both primary and secondary. Viewing highly recommended.

Minimum Income Required: £49,500 PA

Offered Unfurnished

Available 21st March 2026

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

5 Weeks Deposit

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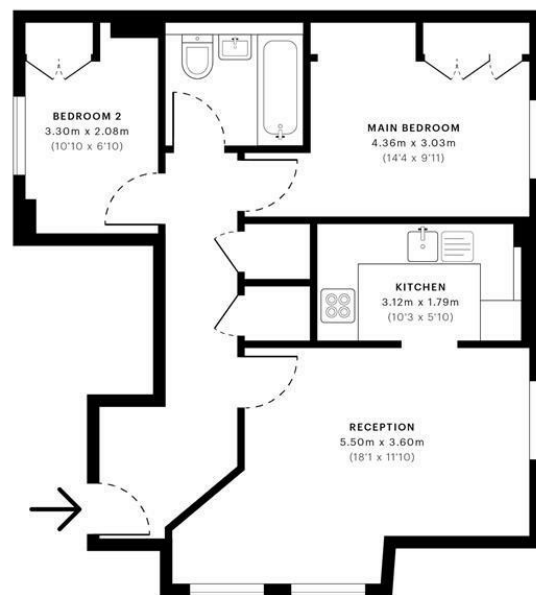


Regan Lodge, N21

CAPTURE DATE: 11/11/2021 LASER SCAN POINTS: 1,884,417

GROSS INTERNAL AREA

55.40 sqm / 596.32 sqft



Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
55.40 sqm / 596.32 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes windows, restricted head heights
52.25 sqm / 562.52 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Unlit use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 57.37 sqm / 617.53 sqft
IPMS 3C RESIDENTIAL: 54.27 sqm / 584.16 sqft

IPMS ID: 618bcb9205840b0e5d55a2f9

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(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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come by and meet the team

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