



Duncan Court, N21

Offers In Excess Of £225,000

Havilands

the advantage of experience



- Chain Free, One Bedroom, Top (3rd) Floor Apartment in Duncan Court N21
- Reception / Dining Room, Separate Kitchen, Double Bedroom and Bathroom
- Green Lanes Location Close to Restaurants, Cafes and Shops including Sainsburys Supermarket
- Convenient for Winchmore Hill National Rail (Moorgate approx. 25 Mins) and various Bus Routes
- Green Spaces Including Grovelands Park, Firs Farm Wetlands and New River Path All Close By
- Optional Parking (£500 Per Annum)



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



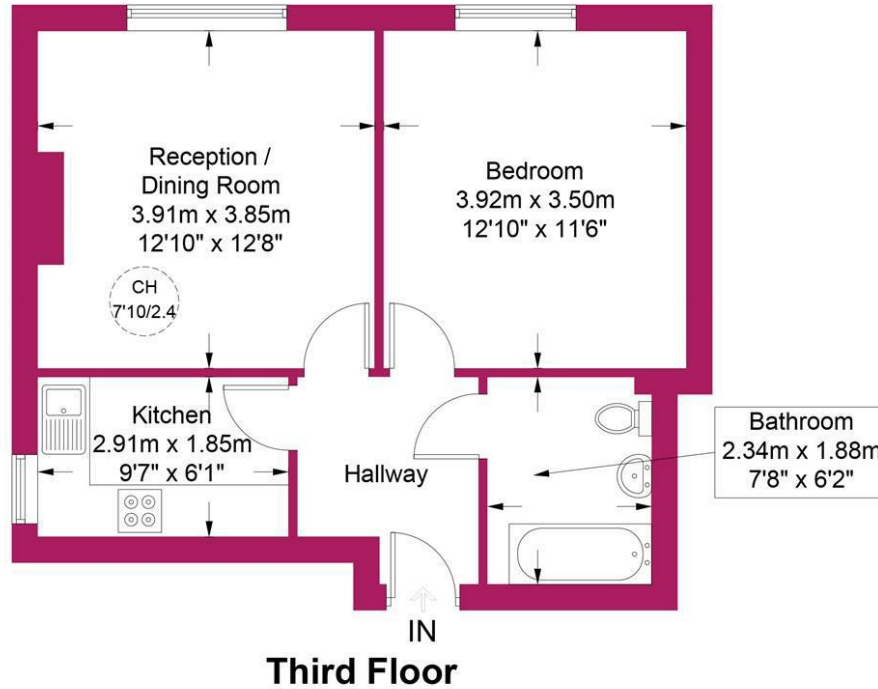
Havilands are pleased to offer for sale this CHAIN FREE, ONE BEDROOM, TOP (3rd) FLOOR APARTMENT on Duncan Court, N21. Offering 483 sq ft of living space the property is an ideal started home or investment property and is comprised of reception/dining room, separate kitchen, spacious double bedroom and bathroom. Conveniently located on Green Lanes, a stone's throw from an abundance of restaurants, cafes and shops including Sainsbury supermarket. Plus various bus routes and Winchmore Hill National Rail (Moorgate approx. 25 mins) are within easy reach. Optional parking space available for £500 per annum. Additionally, the property is well placed for ease of access to both the A10 & A406. Winchmore Hill Green and green spaces including Grovelands Park, Firs Farm Wetlands and New River Path are also close by. Viewing highly recommended.

Tenure: Leasehold
Lease Remaining: 104 years
Service Charge: £2150 Per Annum
Sinking Fund: £1100 Per Annum
Ground Rent: £200 Per Annum
Local Authority: Enfield
Council Tax Band: C (2025/26 £1,923.57)
EPC: Currently 62D Potentially 77C

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Approximate Gross Internal Area = 483 sq ft / 44.9 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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