

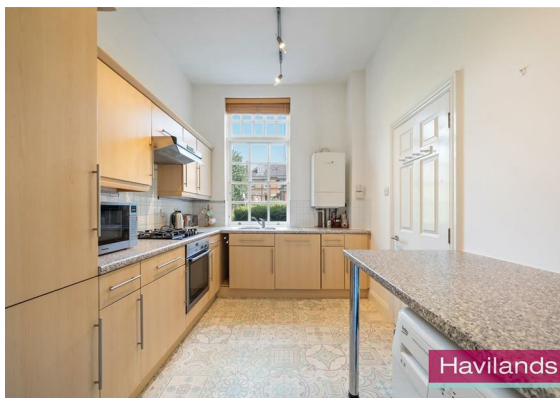


Pennington Drive, N21

£550,000

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the advantage of experience



- Three Bedroom, Two Bathroom Ground Floor Period Conversion
- Share of Freehold
- Dual Aspect Reception Room and Separate Kitchen
- Large Bay Window, En-Suite and Built In Wardrobes to Master Bedroom
- Two Parking Spaces
- In Catchment of Eversley Primary (OUTSTANDING) Grange Park Primary and Merryhills Primary and Highlands Secondary (OUTSTANDING)
- Grange Park National Rail (Moorgate approx. 30 mins) and Oakwood Underground (Piccadilly Line) Both Within Easy Reach



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Havilands are delighted to present this THREE BEDROOM, TWO BATHROOM, GROUND FLOOR PERIOD CONVERSION on Pennington Drive, N21. Offering 1,089 sq ft of living space this larger than average apartment combines period charm with modern fittings and benefits from two allocated parking spaces and proximity to sought after primary and secondary schools.

The property itself is comprised of dual aspect reception room, separate kitchen, three double bedrooms, with en-suite and built in wardrobes and large bay window to master bedroom, family bathroom and ample storage, including loft.

Ideally located for families the property is in catchment of Eversley Primary (OUTSTANDING) Grange Park Primary and Merryhills Primary and Highlands Secondary (OUTSTANDING). The property also offers excellent transport links with Grange Park National Rail (Moorgate approx. 30 mins) and Oakwood Underground (Piccadilly Line) both within easy reach, as well as several bus routes. Plus local amenities within Highlands Village, including Sainsbury's and green spaces such as Oakwood Park and Trent Park are close by. Viewing highly recommended.

Tenure: Share of Freehold

Lease Remaining: 900 Plus Years

Local Authority: Enfield

Council Tax Band: E (2026/27 £2,771.60)

Service Charge: £2,943.48 Per Annum

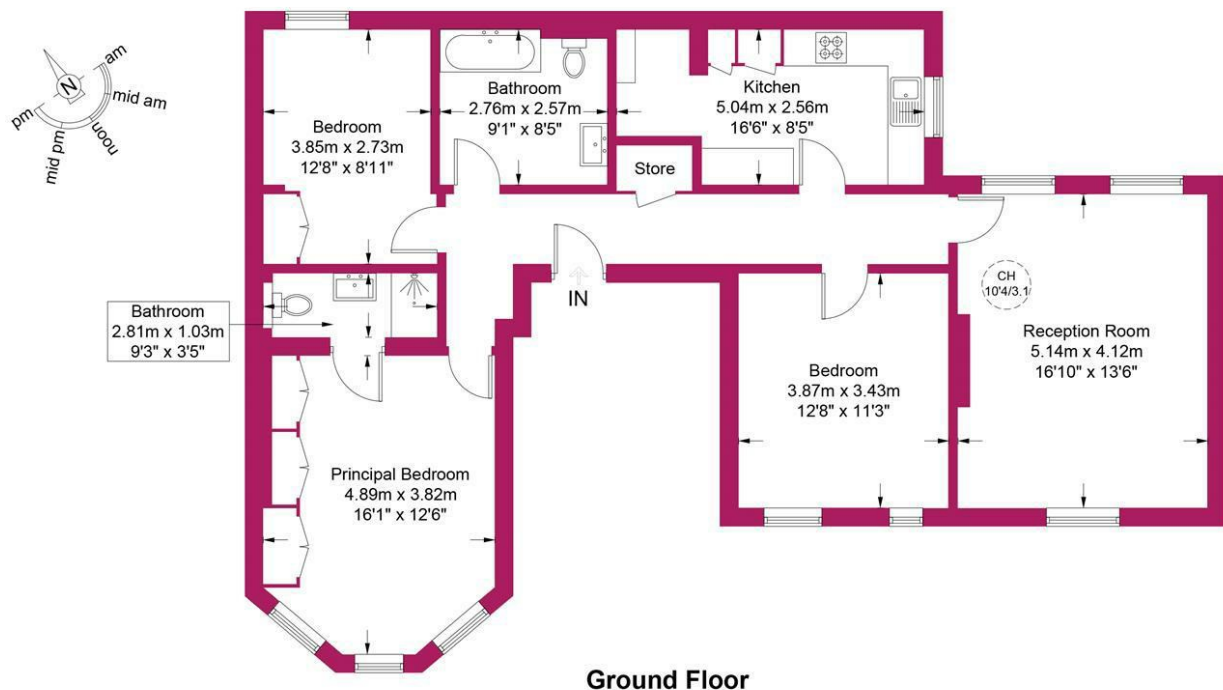
Ground Rent: TBC

EPC: Currently 61D Potentially 77C

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

Pennington Drive, N21

Approximate Gross Internal Area = 1089 sq ft / 101.2 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(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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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.



havilands | 020 8886 6262
come by and meet the team
30 The Green, Winchmore Hill, London, N21 1AY

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