



# 794 Green Lanes, Winchmore Hill

£425,000

**Havilands**

the advantage of experience



- Secure Entry One Bedroom Apartment with Private Balcony
- Modern, High Specification Development on Green Lanes
- Open Plan Kitchen/Diner and Living Room Area
- 995 Year Lease
- Parking Available
- Close to Amenities and Public Transport
- Air Ventilation System throughout
- Full Length Triple Glazed Windows and Balcony Door
- 6 Years Remaining of a 10 Year NHBC Building Warranty

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



Havilands are delighted to present this high specification, one bedroom, balcony apartment within a modern 4 year old development on Green Lanes.

Fifth floor with a river view, secure entry to an open plan, high specification kitchen/diner with built in appliances. Through to bright and spacious living room area with east facing, private balcony and views over green vista. There is a double bedroom with built in wardrobes and modern family bathroom. There is also ample storage with 2 separate storage areas and the property is triple glazed and features an air ventilation system throughout.

The property also benefits from a long lease and 6 years remaining of a 10 year NHBC building warranty.

Located on vibrant Green Lanes, just a stones throw from cafes, restaurants and shops. Plus excellent transport links close by, including Winchmore Hill National Rail Station, 5 minutes walk away (Moorgate 30 mins).

Parking also available. Viewing highly recommended.

Leasehold Information:-

Tenure: Leasehold

Lease Remaining: 995 years

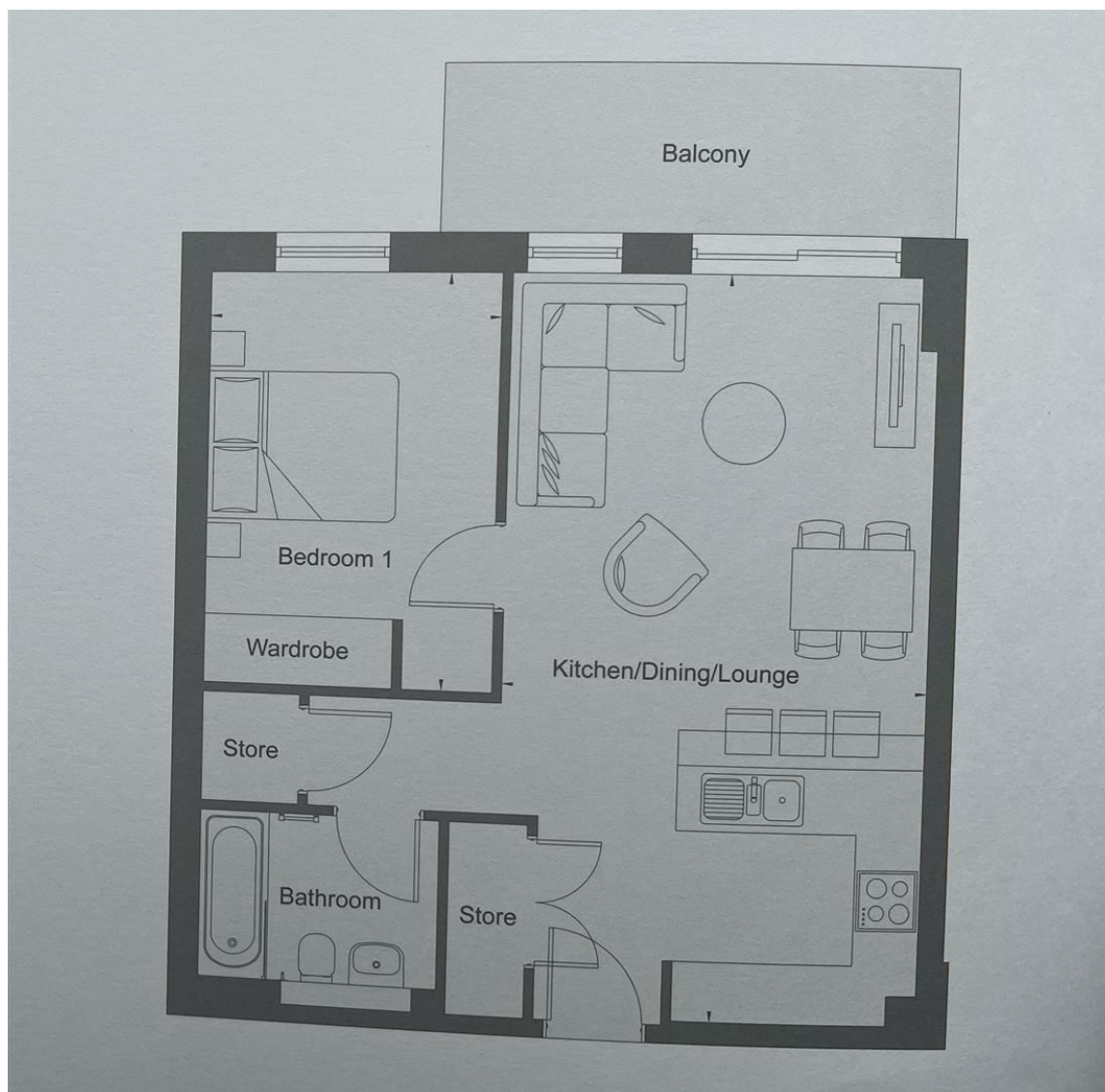
Service Charge: £155pcm

Ground Rent £0

Council Tax Band: D - £2,164.02 (25/26)

EPC: Currently 89(B); Potential 89(B)

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| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            | <b>89</b>                                                                                                   | <b>89</b> |
| (69-80) <b>C</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 2002/91/EC  |           |

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 come by and meet the team  
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