



Sydenham Avenue, N21

Offers Over £350,000

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- Two Bedroom, First Floor Apartment For Sale in Avon House, Sydenham Avenue, N21
- Newly Renovated Bathroom
- Located Within Sought After Highlands Village and close to Amenities including Sainsburys Supermarket
- UPVC Double Glazing Throughout
- In Catchment of Several Sought After Schools Including Eversley Primary (OUTSTANDING) and Highlands Secondary (OUTSTANDING)
- Within Easy Reach of Grange Park Station (Moorgate approx. 30 mins) and Oakwood Underground (Piccadilly Line)
- Allocated Parking

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



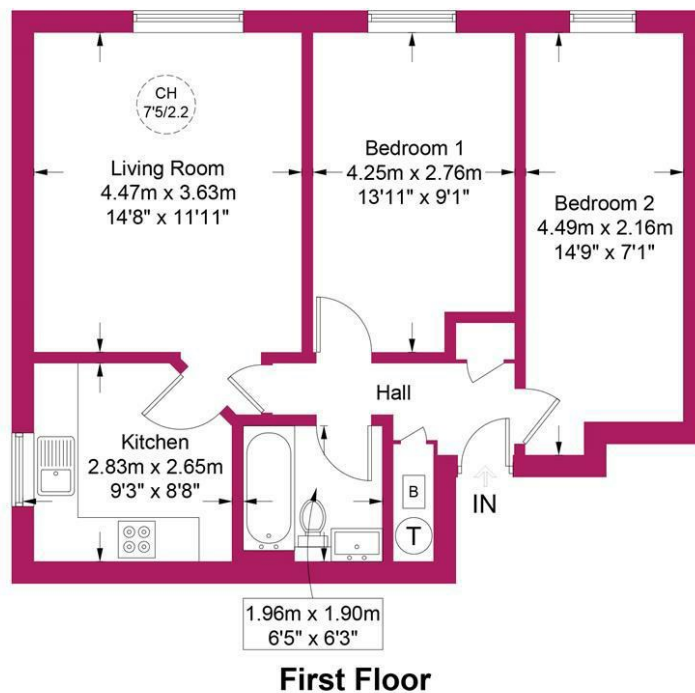
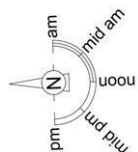
Havilands are delighted to present to market this TWO BEDROOM, FIRST FLOOR APARTMENT in Avon House, Sydenham Avenue, N21. Located within the highly popular Highland Village, and well presented throughout, the property offers 627 sq ft of living space and is comprised of bright and airy living room/diner, kitchen, two good sized bedrooms and newly renovated bathroom. The property enjoys a peaceful outlook overlooking green views and benefits from double glazing throughout and allocated parking. Ideally located for transport links with Grange Park Station (Moorgate approx. 30 mins) and Oakwood Underground (Piccadilly Line) both within easy reach. Plus amenities within Highlands Village including Sainsbury's supermarket are close by. The property also falls within catchment of several top schools including Eversley Primary (OUTSTANDING) and Highlands Secondary (OUTSTANDING). Viewing highly recommended.

Tenure: Leasehold 94 Years Remaining
Local Authority: Enfield
Council Tax Band: D (2025-26 £2,164.02)
Service Charge: £1600 Per Annum
Ground Rent: £380 Per Annum
EPC: Currently 69C Potentially 83B

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

Avon House, N21

Approximate Gross Internal Area = 627 sq ft / 58.3 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(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.



**Certified
Property
Measurer**

havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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