Green Lanes, N21

£220,000

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- One Bedroom Apartment
- Third Floor
- 105 Years Remaining on Lease
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Ease of Access to A10 & A406
- Local Shops & Amenities Nearby inc. Sainsbury's & Waitrose

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

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Havilands are pleased to offer For Sale, this ONE BEDROOM APARTMENT located within Duncan Court, N21. Situated in the heart of Winchmore Hill, this THIRD FLOOR property offers 493sqft of living space and is comprised of: a double bedroom, bathroom, kitchen and lounge/diner. The property also benefits from a remaining lease of 105 years.

An ideal starter home or investment property, the apartment is located walking distance to Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground & Thameslink Services. Additionally, the property is well placed with ease of access to both the A10 & A406, again offering direct routes into London as well as the wider Borough.

A short walk from the property are a wide range of shops and amenities along Green Lanes including both Sainsburys and Waitrose supermarkets. Additionally, there is plenty of green space nearby with Grovelands Park within close proximity offering a wide range of social and leisure activities throughout the year. To arrange a viewing, please get in touch.

Property Information:
Tenure: Leasehold
Lease Length: 125 Years from 25/12/2005
Lease Remaining: 105 Years
G/Rent: £200/year
S/Charge: £3200/year
Local Authority: Enfield Borough
Council Tax: Band C (£1923.57 25/265)
EPC Rating: Current 77(C); Potential 79(C)

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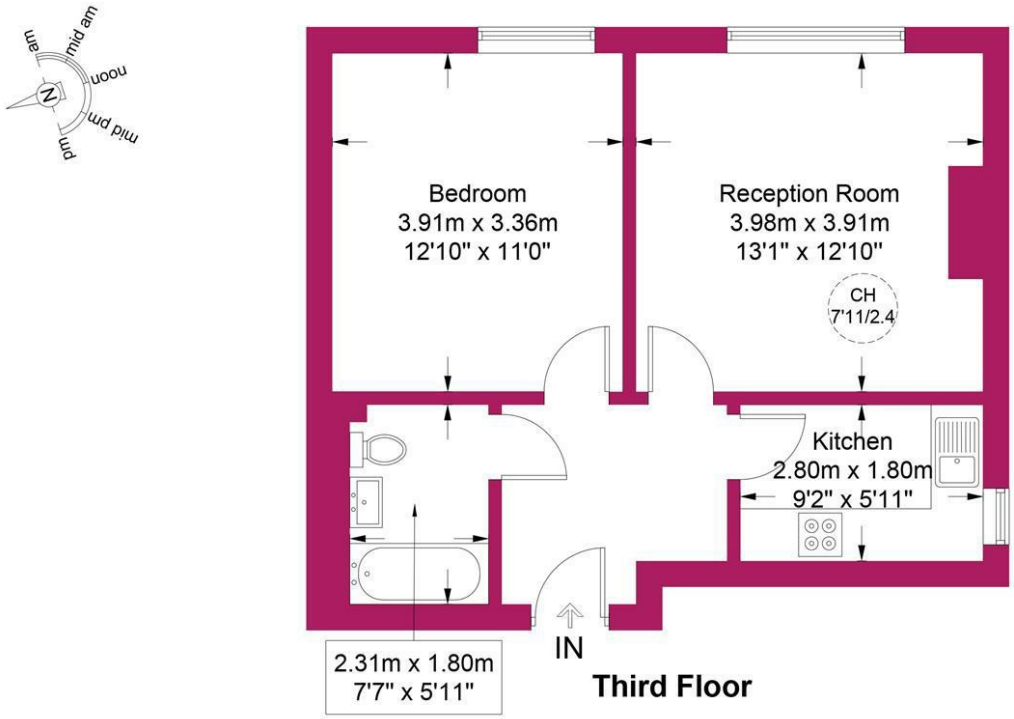
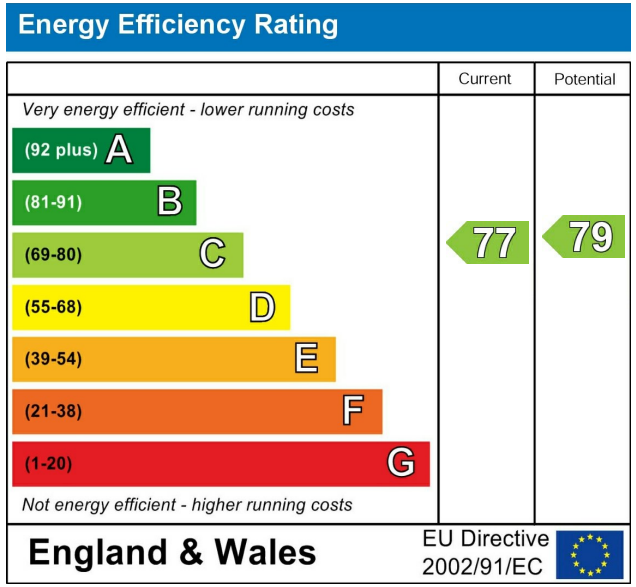
Duncan Court, N21 **Approximate Gross Internal Area** = 493 sq ft / 45.8 sq m





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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.

RICS Certified Property Measurer

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come by and meet the team
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