

Prince George Avenue, N14

Offers In Excess Of £400,000

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- Two Double Bedroom, First Floor Maisonette with Own Front Door
- Private Front and Rear Garden
- Close to Oakwood Underground (Piccadilly Line)
- Convenient for Local Shops, Cafes and Amenities along Bramley Road and Cockfosters High Street
- Enjoys Close Proximity to Trent Park and Oakwood Park and Leisure Activities such as Trent Park Golf and Trent Park Equestrian Centre
- In Catchment of Grange Park Primary, West Grove Primary and Southgate Secondary as well as being well placed for Vita et Pax Prep School

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

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Havilands are delighted to offer for sale this two bedroom, first first maisonette on Prince George Avenue, N14. Offering 687sq ft of living space and benefitting from own front door, front garden, private back garden and close proximity to Oakwood Underground (Piccadilly line). The property itself is comprised of stairs to first floor, bright and airy reception room, separate kitchen, two double bedrooms, with built in storage to master bedroom and bathroom. Outside the well kept garden extends to 37ft.

Ideally located within easy reach of Oakwood Underground (Piccadilly line) and local shops, cafes and amenities along Bramley Road with further amenities found in close by Cockfosters High Street. The property also enjoys close proximity to several green spaces including Trent Park and Oakwood Park and leisure activities such as Trent Park Golf and Trent Park Equestrian Centre.

For families the property is in catchment of Grange Park Primary, West Grove Primary and Southgate Secondary as well as being well placed for Vita et Pax Prep School.

Tenure: Leasehold
Lease Remaining: 105 Years
Service Charge: £0
Ground Rent: £150 Per Annum
Local Authority: Enfield
Council Tax Band: D (2026/27 £2,267.67)

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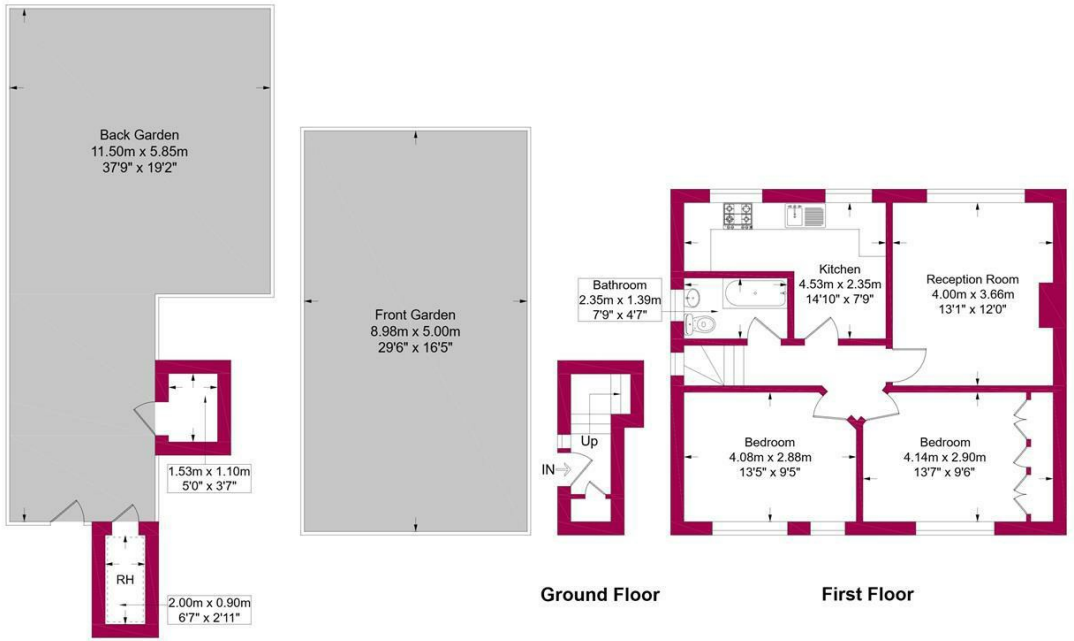
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Approximate Gross Internal Area = 63.90 m² / 687.81 ft²

Including Restricted Height = 1.80 m² / 19.38 ft²

Excluding Outbuilding:
1.68 m² / 18.08 ft²



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This floor plan is for layout guidance only and is not drawn to scale. We have taken reasonable care in preparing and checking this plan, but all dimensions and floor areas shown are approximate. Please independently verify any measurements you intend to rely on before buying or renting the property, ordering furniture or fittings or starting building work. Produced by Prime Perspectives.

RICS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	

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

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