



Havilands

Sydenham Avenue, N21

£360,000

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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
- 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](http://havilands.co.uk)

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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 Sainsburys 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 92 Years Remaining

Local Authority: Enfield

Council Tax Band: D (2025-26 £2,164.02)

Service Charge: £1600 Per Annum

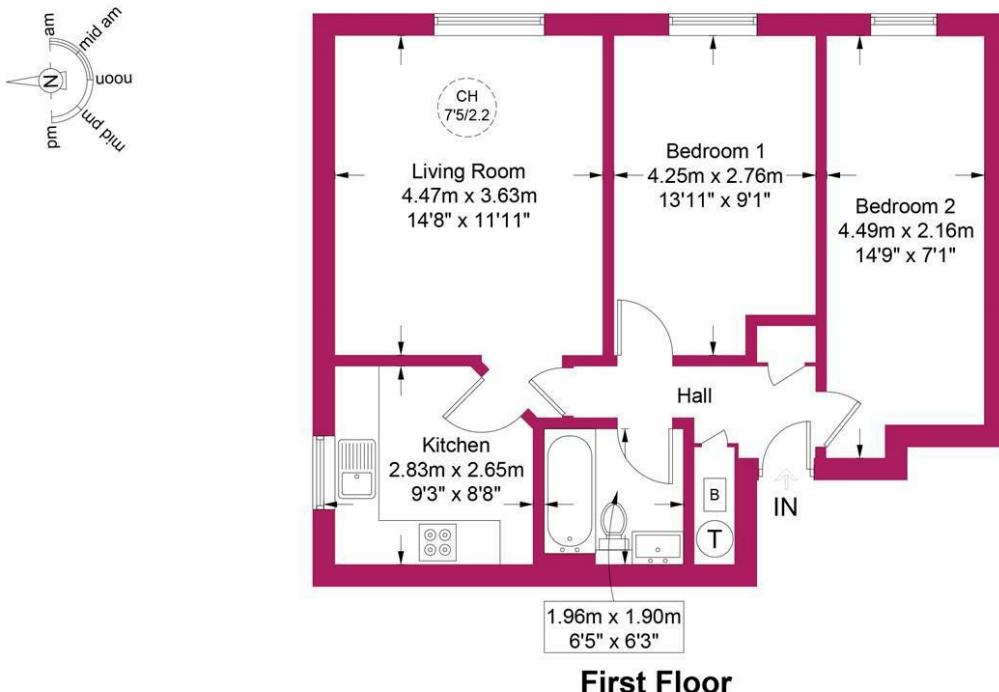
Ground Rent: £380 Per Annum

EPC: Currently 69C Potentially 83B

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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

### 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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