



Springbank, N21

Price Guide £350,000

Havilands

the advantage of experience



- One Bedroom, Second (Top) Floor Apartment
- Private Balcony
- Bright and Airy Throughout
- Long Lease
- Within Easy Reach of Southgate Station (Piccadilly Line) and Winchmore Hill Mainline (Moorgate approx. 30 Mins)
- Close to Amenities of Winchmore Hill Green, Southgate High Street and Green Spaces of Grovelands Park



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



****Guide Price: £350,000 - £375,000****

Havilands are delighted to offer For Sale this ONE BEDROOM APARTMENT located on Springbank, N21. Positioned on the second floor, this well-proportioned starter home offers 578sqft of bright, comfortable living space and is comprised of: Double Bedroom, Bathroom, Lounge/Diner and Kitchen. The apartment also benefits from a private balcony and an exceptionally long 941-year lease, making it an appealing long-term option for first-time buyers and investors alike.

Perfect for commuters, the property is within walking distance of Winchmore Hill Mainline Station, providing direct rail links into Central London (Moorgate approx. 30 mins) with connections to Overground, Underground and Thameslink services en route. Southgate Underground Station (Piccadilly Line) is also easily accessible, offering further direct routes into the city. Parking available for residents and visitors.

Local amenities are close at hand, including Sainsbury's at Highlands Village, while the cafés and restaurants on Winchmore Hill Green—such as Hopper & Bean and Pot'n'Bun—add to the area's vibrant community feel. Grovelands Park is also just a short walk away, offering expansive green space, lakeside paths and a variety of seasonal events throughout the year.

Viewing is highly recommended.

Tenure: Leasehold

Lease Length: 999 Years from 29/09/1967

Lease Remaining: 941 Years

S/Charge: £1556 PA

Local Authority: Enfield Borough

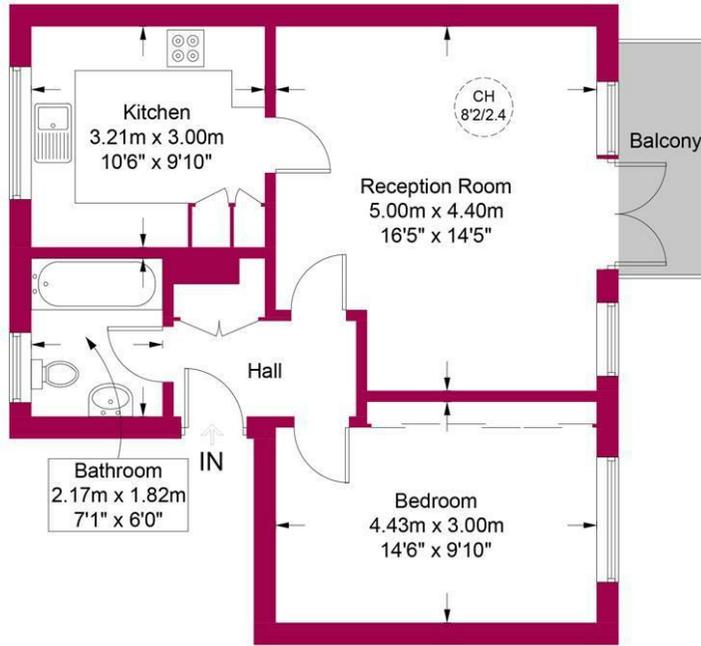
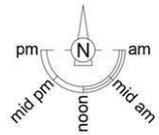
Council Tax: Band C (£1,923.57 25/26)

EPC Rating: Current (70C); Potential (74C)

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

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Approximate Gross Internal Area = 578 sq ft / 53.7 sq m



Second Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.



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 come by and meet the team
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