



Eaton Park Road, London

£400,000

Havilands

the advantage of experience



- Two Bedroom Purpose Built Apartment
- Ground Floor
- Chain Free
- Gated Parking & Garage En-Bloc
- 962 Years Remaining on Lease
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of St. Paul's CofE Primary & Highfield Primary Schools
- Within Catchment of Winchmore School
- Local Shops & Amenities inc. Sainsburys Within Walking Distance
- Ease of Access to A10 & A406

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



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Havilands are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM APARTMENT situated within Eaton Park Court, N13. Positioned on the GROUND FLOOR, the property offers 793sqft of living space and is comprised of: Two Bedrooms, Lounge, Kitchen and Bathroom. The property is also offered with a remaining lease of 962 years, garage en-bloc and communal gardens.

Nestled on the border of Winchmore Hill & Palmers Green, this apartment is an ideal starter home or investment property and is within walking distance of Winchmore Hill Mainline Station, offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground and Thameslink services en-route. Additionally, the property offers ease of access to both the A10 & A406 providing road links into, and across, the Capital.

The property is well placed for those considering educational requirements, the property falls within the catchment area of a number of sought after schools including St. Paul's CofE Primary, Highfield Primary (OFSTED: Outstanding) and Winchmore School. Also within easy reach of the property are a wide array of shops and amenities along Green Lanes including Sainsburys supermarket and Winchmore Hill Library. There is plenty of green space nearby too with Woodcroft Wild Space, Firs Farm Wetlands and the ever popular Grovelands Park all within close proximity with the latter offering a range of social and leisure activities throughout the year.

Leasehold Information:

Tenure: Leasehold

Lease Length: 999 Years from 25/12/1989

Lease Remaining: 962 Years

G/Rent: £TBC

S/Charge: £80/month

Local Authority: Enfield Borough

Council Tax: Band C (£1923.57 25/26)

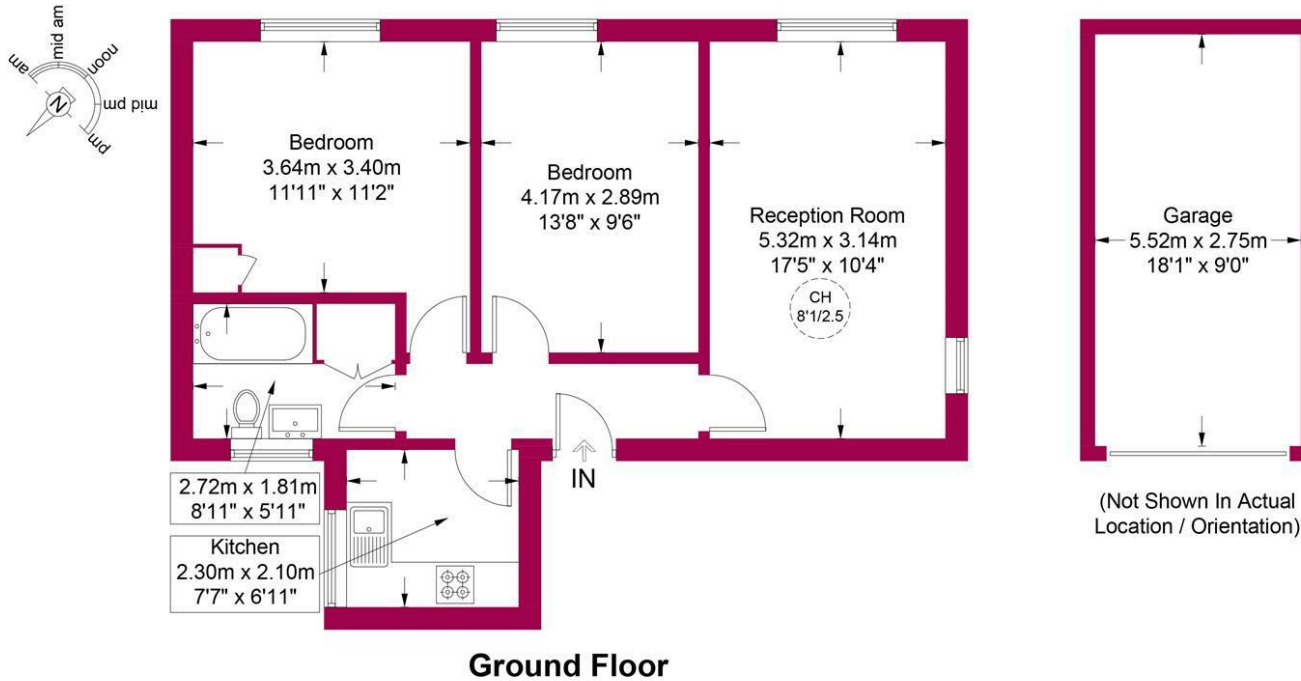
EPC Rating: Current 70(C); Potential 77(C)

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Eaton Park Court, N13

Approximate Gross Internal Area = 793 sq ft / 73.7 sq m

Garage = 162 sq ft / 15.1 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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.



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come by and meet the team

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

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