

Old Park Ridings, London

Offers In Excess Of £400,000

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- Two Bedroom Maisonette
- Leasehold - 112 Years Remaining
- Private Garden
- Walking Distance to Grange Park Mainline Station (Moorgate approx 30 mins)
- Within Catchment of St. Paul's CofE & Grange Park Primary Schools
- Within Catchment of Highlands (OUTSTANDING) and Winchmore Schools
- Local Shops and Amenities within Walking Distance
- Waitrose and Sainsburys Supermarkets Nearby
- Excellent Public Transport Links

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

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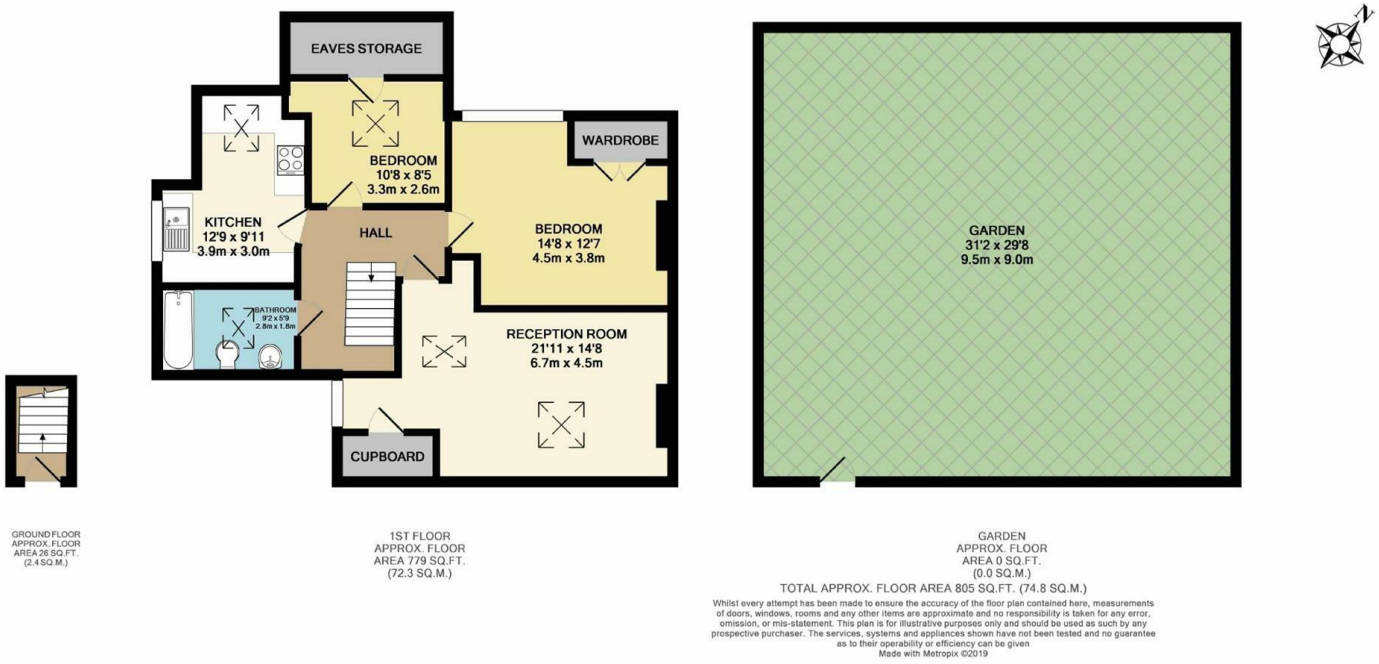
Havilands are pleased to offer For Sale, this TWO BEDROOM MAISONETTE set on the top floor of an Edwardian Period Conversion on Old Park Ridings, N21. An ideal purchase for first time buyers and investors alike, the property is comprised of two bedrooms, lounge, kitchen and bathroom. The property also benefits from a private rear garden in addition to a remaining lease of 112 years.

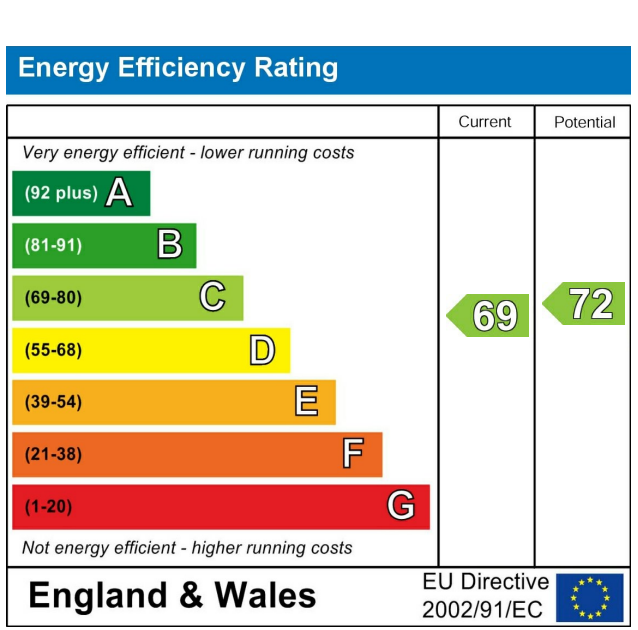
The property is ideally located a short walk from Grange Park Mainline Station providing direct rail links into central London (Moorgate approx 30mins) with connections to the Underground & Overground en-route. Also within walking distance are a number of local shops and amenities within Grange Park with Sainsburys & Waitrose supermarkets within easy reach. The property is within the catchment area of a number of sought after local schools including St. Paul's CofE and Grange Park Primary Schools as well as Highlands (OUTSTANDING) and Winchmore Schools. To arrange a viewing, please do not hesitate to get in touch.

Leasehold Information:
Tenure: Leasehold
Lease Remaining: 110 Years (125 years from 29/09/2011)
G/Rent: £100.00/year
S/Charge: £NIL
Local Authority: Enfield Borough
Council Tax: Band C (2026/2027 £2,015.71)
EPC Rating: Current 69(C); Potential 72(C)

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come by and meet the team
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