



# Banting Drive, N21

£1,750 Per Calendar Month

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- Two Bedroom Apartment To Let Available Early July
- Minimum Income Required: £52,500 Per Annum
- Ground Floor Period Conversion
- Offered Furnished or Unfurnished
- Allocated Parking
- Walking Distance to Grange Park Mainline Station (Moorgate approx 35mins)
- Within Catchment of Merryhills, Eversley & Grange Park Primary Schools
- Within Catchment of Highlands School
- Local Shops inc. Sainsburys Nearby



For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



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Havilands are delighted to present this TWO BEDROOM, GROUND FLOOR, PERIOD CONVERSION to let on Banting Drive, N21. Well presented throughout and boasting high ceilings, sash windows and entry phone system, the property is comprised of two bedrooms, reception room, separate kitchen and family bathroom. Plus allocated parking.

Located on a quiet cul-de-sac within the ever popular Highlands Village, the property is close to amenities including Sainsbury's supermarket. Plus offers excellent transport links with Grange Park National Rail (Moorgate approx. 30 mins) and Oakwood Underground (Piccadilly Line) both within easy reach. Ideal for families, the property is also in catchment for several sought after schools including OUTSTANDING schools including Eversley Primary and Highlands Secondary. Available Start of July and offered furnished or unfurnished. Viewing highly recommended.

Minimum Income Required: £52,500 Per Annum

Available: 1st July 2026

Local Authority: Enfield

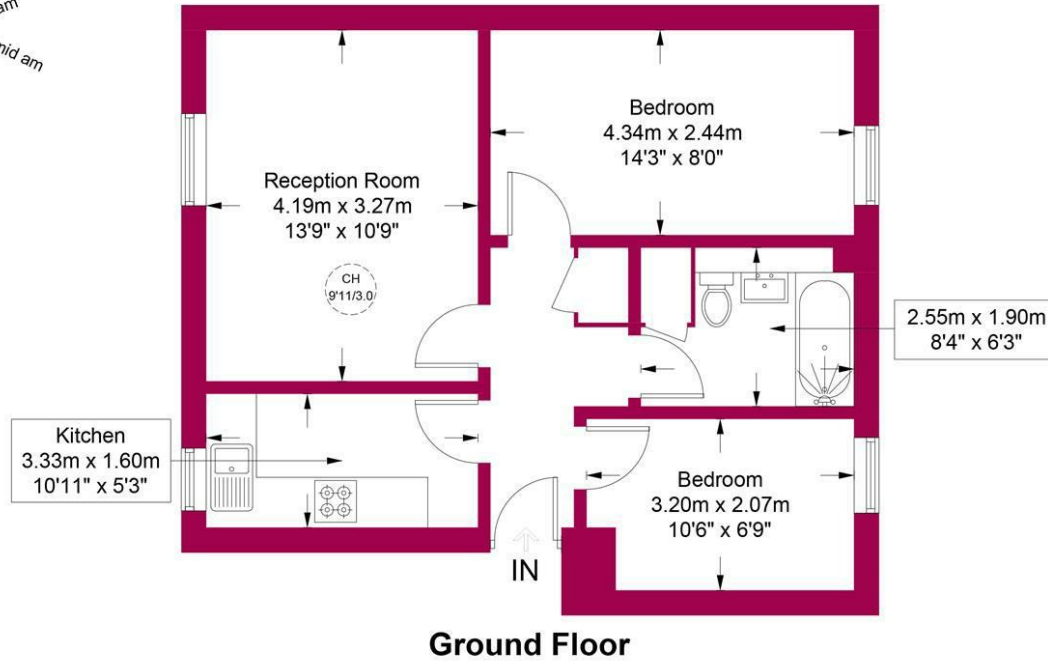
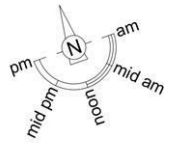
Council Tax: Band C (2026/27 £2,015.71)

EPC: Current 71(C); Potential 78(C)

For more images of this property please visit [havilands.co.uk](https://www.havilands.co.uk)

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Approximate Gross Internal Area = 521 sq ft / 48.4 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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