



794 Green Lanes, Winchmore Hill

£425,000

Havilands

the advantage of experience



- Secure Entry One Bedroom Apartment with Private Balcony
- Modern, High Specification Development on Green Lanes
- Open Plan Kitchen/Diner and Living Room Area
- 995 Year Lease
- Parking Available
- Close to Amenities and Public Transport
- Air Ventilation System throughout
- Full Length Triple Glazed Windows and Balcony Door
- 6 Years Remaining of a 10 Year NHBC Building Warranty

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



Havilands are delighted to present this high specification, one bedroom, balcony apartment within a modern 4 year old development on Green Lanes.

Fifth floor with a river view, secure entry to an open plan, high specification kitchen/diner with built in appliances. Through to bright and spacious living room area with east facing, private balcony and views over green vista. There is a double bedroom with built in wardrobes and modern family bathroom. There is also ample storage with 2 separate storage areas and the property is triple glazed and features an air ventilation system throughout.

The property also benefits from a long lease and 6 years remaining of a 10 year NHBC building warranty.

Located on vibrant Green Lanes, just a stones throw from cafes, restaurants and shops. Plus excellent transport links close by, including Winchmore Hill National Rail Station, 5 minutes walk away (Moorgate 30 mins).

Parking also available. Viewing highly recommended.

Leasehold Information:-

Tenure: Leasehold

Lease Remaining: 995 years

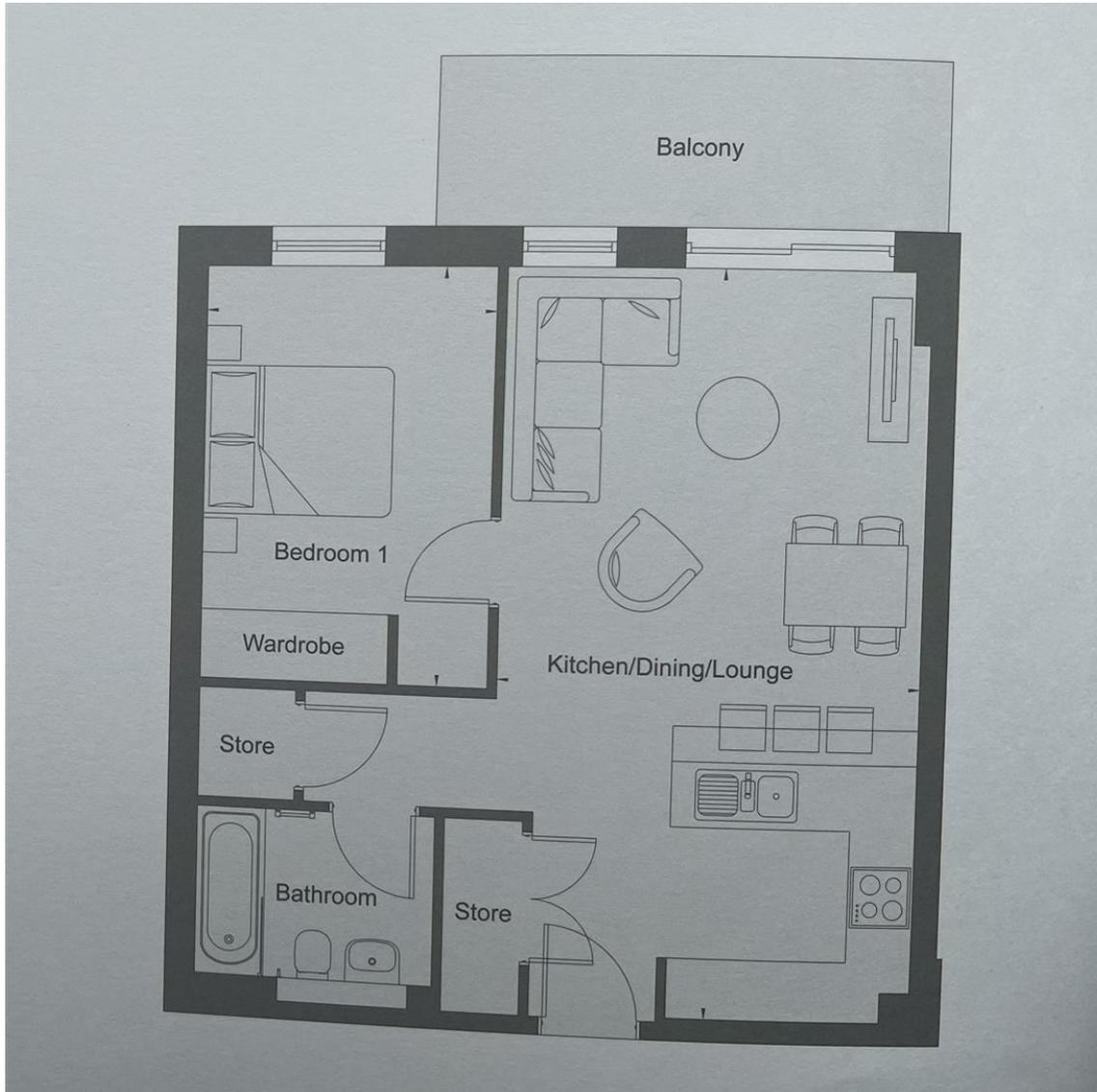
Service Charge: £155pcm

Ground Rent £0

Council Tax Band: D - £2,164.02 (25/26)

EPC: Currently 89(B); Potential 89(B)

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(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 	

havilands | 020 8886 6262
 come by and meet the team
 30 The Green, Winchmore Hill, London, N21 1AY