

Sydenham Avenue, London

Offers Over £475,000

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- End of Terrace home
- Two bedrooms, one bathroom
- Potential to extend
- Private garden and patio
- Private Parking Space
- Desirable Highlands Village Location
- Close to amenities including Sainsbury's Highlands Village
- Within catchment of multiple Outstanding schools nearby, including Eversley Primary School and Highlands Secondary School

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

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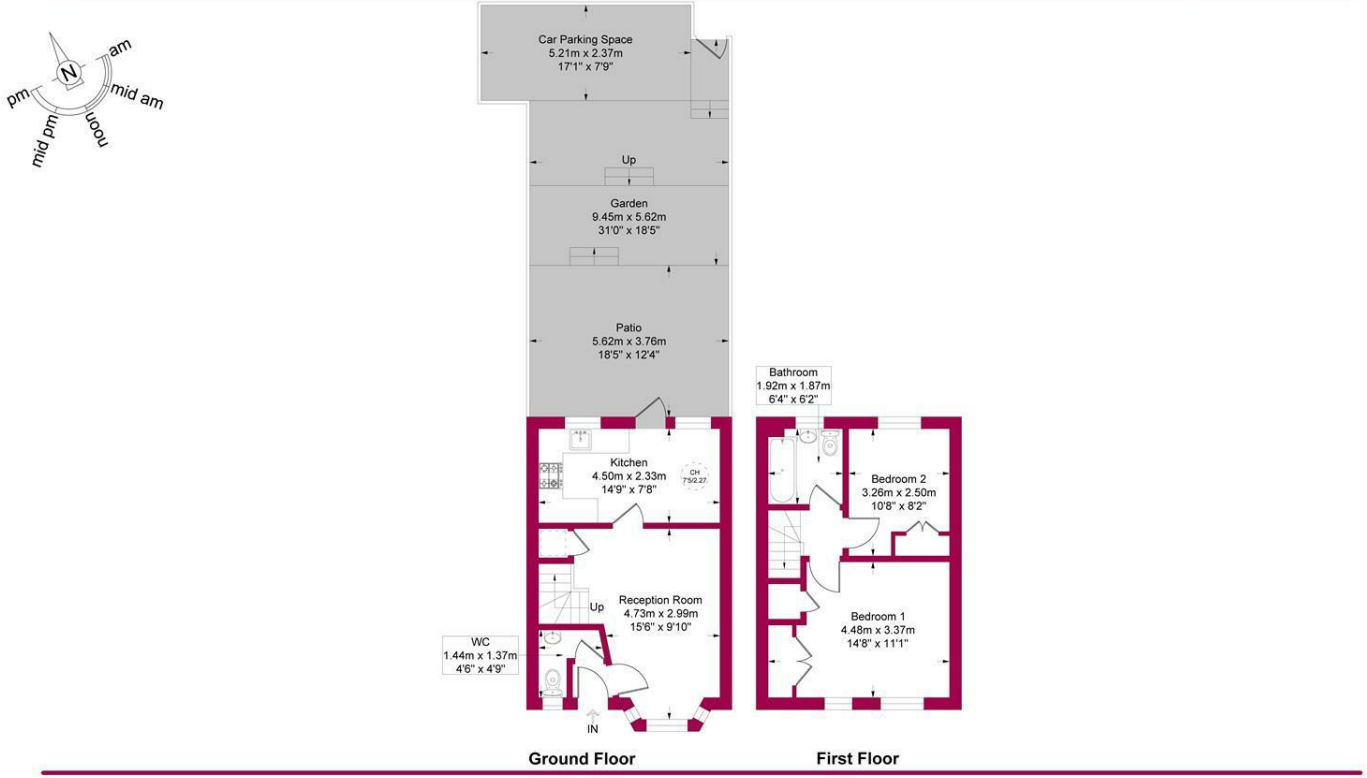
Havilands are pleased to offer for sale this TWO BEDROOM, END OF TERRACE PROPERTY with potential to extend in Highlands Village, N21. Offering 655 sq ft of internal living space across two floors, the property also features a private patio, garden, and parking space for one car.
The property itself is comprised of a spacious reception room, kitchen/diner and downstairs w/c on the ground floor. Up on the first floor there are two bedrooms and a family bathroom.
Ideally located in the ever popular Highlands Village, the property is in catchment for several sought after schools including Eversley (OUTSTANDING) Merryhills Primary, Grange Park Primary and Highlands Secondary (OUTSTANDING). The property is within easy reach of Grange Park National Rail (Moorgate approx. 30 mins) and Oakwood Underground (Piccadilly line). Plus amenities and local shops including Sainsburys supermarket all close by. Viewing highly recommended.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: E (2026/2027 £2,771.60)
EPC: Currently 70C Potentially 77C

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Sydenham Avenue, N21 **Approximate Gross Internal Area** = 655 sq ft / 60.8 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.

RICS Certified Property Measurer

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come by and meet the team
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