



The Poplars, London

£450,000

Havilands

the advantage of experience



- Three bedroom ground floor garden apartment
- Approx. 825 sqft of well-proportioned accommodation
- Two double bedrooms plus a further single bedroom
- Spacious lounge/diner with direct access to the rear garden
- Private rear garden, ideal for outdoor entertaining
- Well-maintained communal green space with children's play park
- Communal parking available for residents
- Remaining lease of approx. 84 years (lease extension quote available)
- Oakwood Underground Station (Piccadilly Line) within walking distance
- Close to Trent Park, local shops and amenities along Bramley Road



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Havilands are pleased to offer For Sale this THREE BEDROOM GROUND FLOOR GARDEN APARTMENT, located within The Poplars, N14.

Positioned on the ground floor, the property offers approximately 825 sqft of well-proportioned living space and comprises two double bedrooms, a further single bedroom, family bathroom, fitted kitchen and a spacious lounge/diner with direct access to a private rear garden, providing an excellent extension of the living accommodation.

Further benefits include communal parking, a remaining lease term of approximately 84 years (please note a quote for a lease extension has been obtained), and the added advantage of well-maintained communal green space directly outside the building, including a children's play area.

The property is ideally located for commuters, with Oakwood Underground Station (Piccadilly Line) within walking distance, along with a nearby bus stop offering a range of local routes. The location also provides convenient access to the M25.

For families, the property falls within the catchment area of De Bohun Primary School and Southgate School (secondary). Trent Park is close by, offering a substantial area of green space, while local shops and amenities along Bramley Road are also within easy reach.

Leasehold Information:

Tenure: Leasehold

Lease Length: 121 Years from 10/09/1988

Lease Remaining: 84 years

G/Rent: £10/year

S/Charge: £100/month (TBC)

Local Authority: Enfield Borough

Council Tax: Band D (£2164.02 25/26)

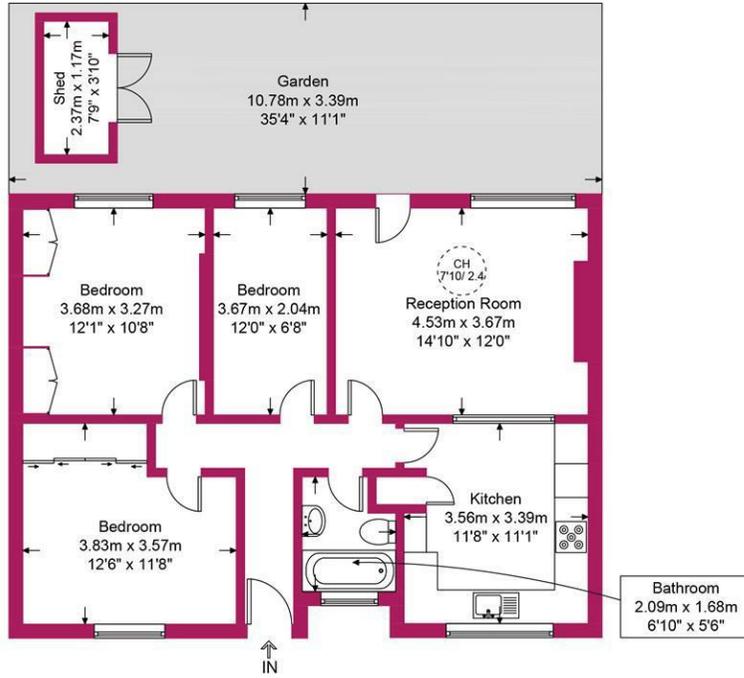
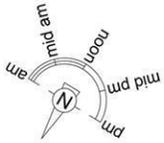
EPC Rating: Current 67(D); Potential 75(C)

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

The Poplars, N14

Approximate Gross Internal Area = 825 sq ft / 76.62 sq m
(Including Shed)

Shed = 30 sq ft / 2.77 sq m



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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