



Medesenge Way, N13

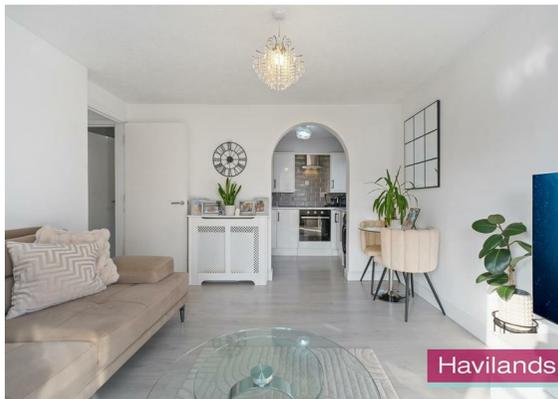
£240,000

Havilands

the advantage of experience



- Beautifully Presented, One Bedroom, First Floor Apartment on Medesenge Way N13
- Cul-De-Sac Location
- Allocated Parking
- Open Plan Kitchen/ Reception Room with Bay Window
- Convenient for Bowes Park Station (Moorgate approx. 20 mins) and Woodgreen Underground (Piccadilly line), plus ease of access to the North Circular Road and Green Lanes
- Close to Independent Restaurants, Shops and Amenities along Green Lanes and Woodgreen Shopping Centre
- Tottenham Recreational Ground is also Close By



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



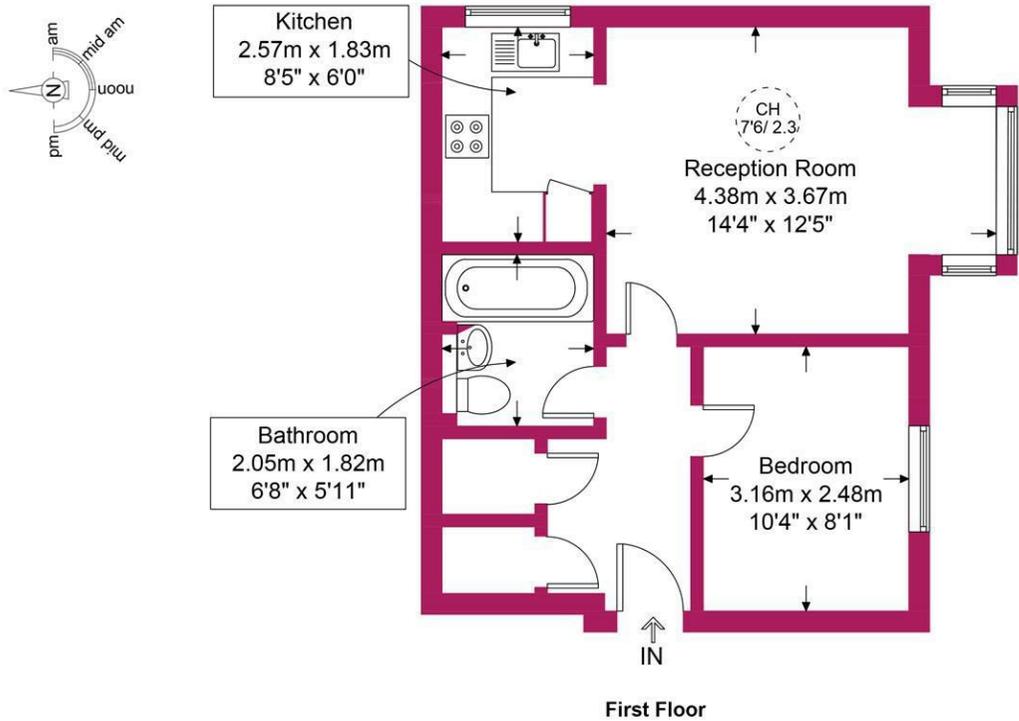
Havilands are pleased to present this BEAUTIFULLY PRESENTED, ONE BEDROOM, FIRST FLOOR APARTMENT on Medesenge Way N13. Located on a quiet cul-de-sac turning and boasting 434 sq ft of living space, this bright and airy property includes open plan kitchen/reception room with bay window, double bedroom, bathroom and ample storage. The property also benefits from entry phone access, allocated parking and ample visitor parking. Ideally located for transport links the property is within easy reach of Bowes Park Station (Moorgate approx. 20 mins) and Woodgreen Underground (Piccadilly line), plus ease of access to the North Circular Road and Greens Lanes with it's abundance of independent shops and amenities. Tottenhall Recreational Ground is also close by offering green space. Viewing highly recommended.

Tenure: Leasehold 156 Years Remaining
Council Tax Band: C (2025/26 £1,923.57)
Service Charge: £1845 Per Annum
Ground Rent: £0
EPC: Currently 65D Potentially 80C

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

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Approximate Gross Internal Area = 434 sq ft / 40.36 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		65	
(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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 come by and meet the team
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