



# Cannon Hill, N14

£650,000

**Havilands**

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- Attractive, Two Bedroom, Two Bathroom, First Floor Apartment in Lulworth Court
- Period Features Throughout
- En-Suite Bathroom to Master Bedroom
- Share of Freehold
- Sought After Cannon Hill Location Close to Picturesque Conservation Area Southgate Green
- Palmers Green National Rail (Moorgate approx. 25 mins) and Southgate Underground (Piccadilly line)
- In Catchment of Walker Primary School, St Monica's Catholic Primary School, Laurel Park Secondary and St Anne's Catholic School for Girls (OUTSTANDING)



Havilands are delighted to present this ATTRACTIVE, TWO BEDROOM, TWO BATHROOM, FIRST FLOOR MANSION BLOCK APARTMENT in Lulworth Court, N14. Offering 930 sq ft of living space this larger than average apartment is comprised of spacious entrance way 21ft reception room, separate kitchen, two double bedrooms with built in wardrobes and en-suite to master bedroom and family bathroom. Boasting period features throughout including high ceilings and sash windows the property forms part of imposing Lulworth Court, enviably positioned on highly sought after Cannon Hill. Conveniently located for local shops along picturesque conservation area Southgate Green and within easy reach of green spaces including Broomfield Park.

The property offers excellent transport links with both Palmers Green National Rail (Moorgate approx. 25 mins) and Southgate Underground (Piccadilly line) in easy reach and various bus routes.

For families the property is also in catchment of Walker Primary School, St Monica's Catholic Primary School, Laurel Park Secondary and St Anne's Catholic School for Girls (OUTSTANDING). Viewing highly recommended.

\*note some photos have virtual staging\*



Tenure: Share of Freehold

Lease Remaining: 998 Years Remaining

Service Charge: £4,474.73 PA

Local Authority: Enfield

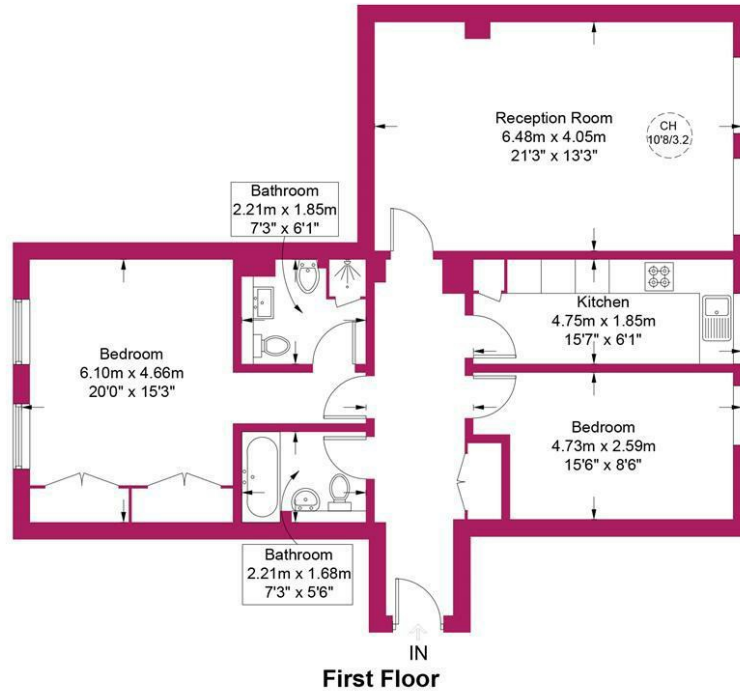
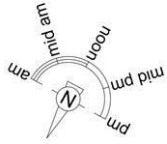
Council Tax Band: F (2026/27 £3,275.52)

EPC: Currently 76C Potentially 84B

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

# Lulworth Court, N14

Approximate Gross Internal Area = 930 sq ft / 86.4 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>76</b>	<b>84</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

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