

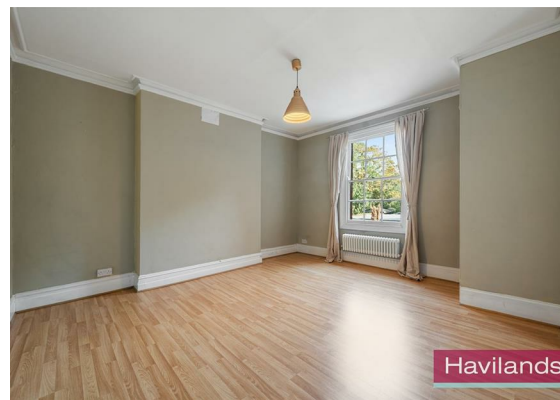


Orpington Road, London

£470,000

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- Private Garden
- Chain Free
- Period Property
- Close to Winchmore Hill Green
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30mins)
- Within Catchment Area of St. Paul's CofE & Highfield Primary Schools
- Walking Distance to Local Shops & Amenities inc. Sainsburys & Waitrose
- Ease of Access to A10 & A406
- Two Bedroom Apartment
- Long Lease



Havilands are pleased to offer For Sale this two bedroom PERIOD GARDEN FLAT on Orpington Road, N21. The property is comprised of two bedrooms, lounge, kitchen and family bathroom with separate WC. Ideally positioned for commuters, the property is within walking distance of Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Piccadilly & Northern Lines. There is also ease of access to the A10 & A406 offering excellent road links across the Borough, Greater and into central London in addition to regular public transport also easily accessible.

Within walking distance of the property are a number of local shops and amenities including Sainsburys & Waitrose supermarkets (Green Lanes) in addition to a number of convenience stores, cafes and restaurants on The Green. Viewing is highly recommended.

Property Information:

Local Authority: Enfield Borough

Council Tax: Band C (£1,923.57 25/26)

EPC Rating: Current 67(D); Potential 82(B)

Service Charge - £814.68 per year

Lease Length - 162 years remaining

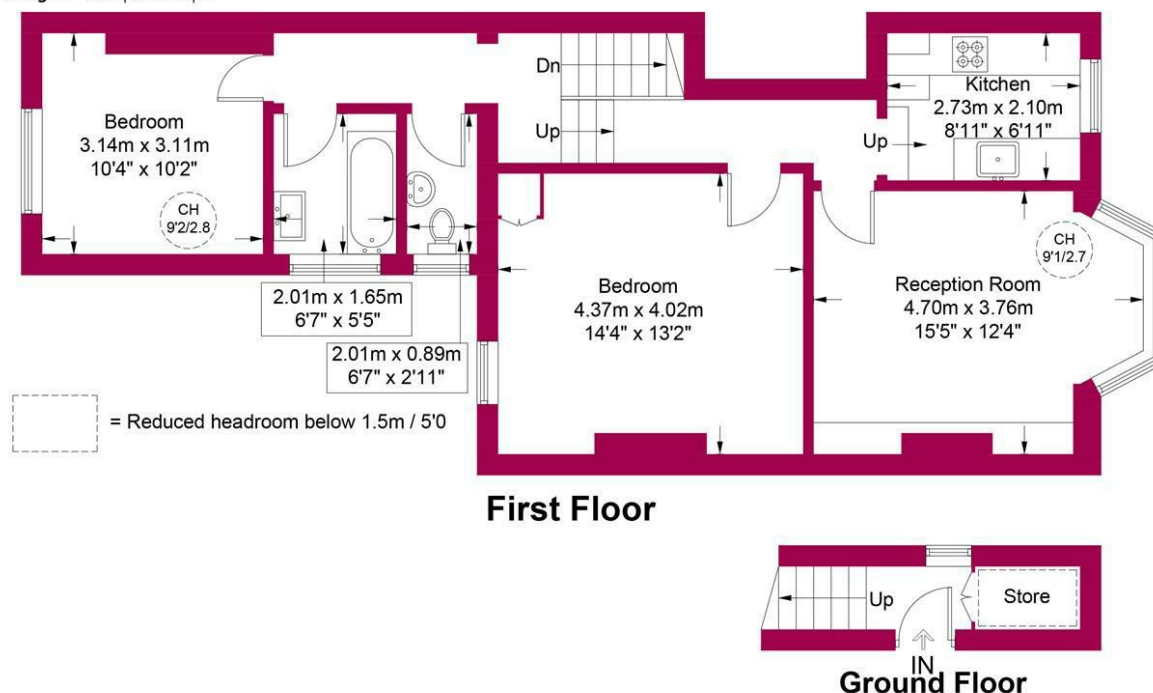
Ground Rent - £100 per year

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

Orpington Road, N21

Approximate Gross Internal Area = 790 sq ft / 73.4 sq m

Restricted Height = 1.3 sq ft / 14 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(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	

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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.



**Certified
Property
Measurer**

havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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