



# Old Park Ridings, London

Offers In Excess Of £400,000

**Havilands**

the advantage of experience





- Two Bedroom Maisonette
- Leasehold - 112 Years Remaining
- Private Garden
- Walking Distance to Grange Park Mainline Station (Moorgate approx 30 mins)
- Within Catchment of St. Paul's CofE & Grange Park Primary Schools
- Within Catchment of Highlands (OUTSTANDING) and Winchmore Schools
- Local Shops and Amenities within Walking Distance
- Waitrose and Sainsburys Supermarkets Nearby
- Excellent Public Transport Links

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



Havilands are pleased to offer For Sale, this TWO BEDROOM MAISONETTE set on the top floor of an Edwardian Period Conversion on Old Park Ridings, N21. An ideal purchase for first time buyers and investors alike, the property is comprised of two bedrooms, lounge, kitchen and bathroom. The property also benefits from a private rear garden in addition to a remaining lease of 112 years.

The property is ideally located a short walk from Grange Park Mainline Station providing direct rail links into central London (Moorgate approx 30mins) with connections to the Underground & Overground en-route. Also within walking distance are a number of local shops and amenities within Grange Park with Sainsbury's & Waitrose supermarkets within easy reach. The property is within the catchment area of a number of sought after local schools including St. Paul's CofE and Grange Park Primary Schools as well as Highlands (OUTSTANDING) and Winchmore Schools. To arrange a viewing, please do not hesitate to get in touch.

#### Leasehold Information:

Tenure: Leasehold

Lease Remaining: 110 Years (125 years from 29/09/2011)

G/Rent: £100.00/year

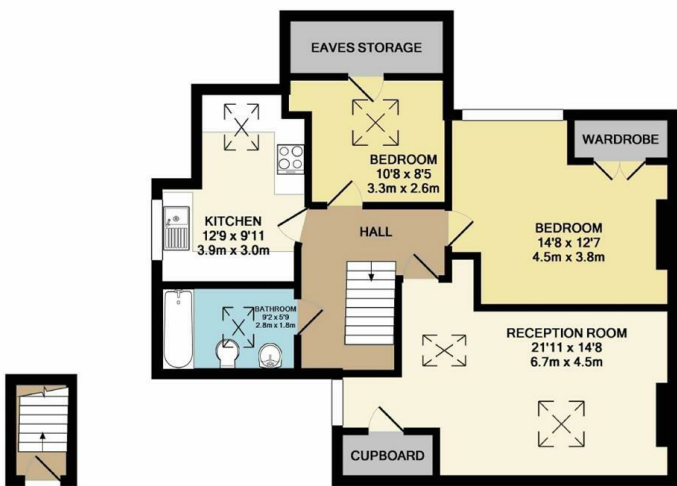
S/Charge: £NIL

Local Authority: Enfield Borough

Council Tax: Band C (£1835.98 24/25)

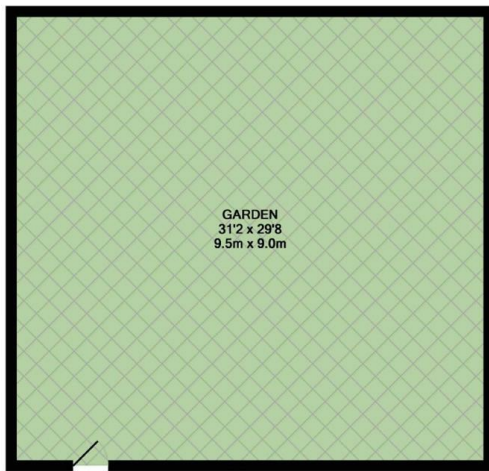
EPC Rating: Current 69(C); Potential 72(C)

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GROUND FLOOR  
APPROX. FLOOR  
AREA 26 SQ.FT.  
(2.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 779 SQ.FT.  
(72.3 SQ.M.)



GARDEN  
APPROX. FLOOR  
AREA 0 SQ.FT.  
(0.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 805 SQ.FT. (74.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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>69</b>                                                                                                       | <b>72</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<br>2002/91/EC  |           |

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come by and meet the team

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