



2 Buchanan Close, N21

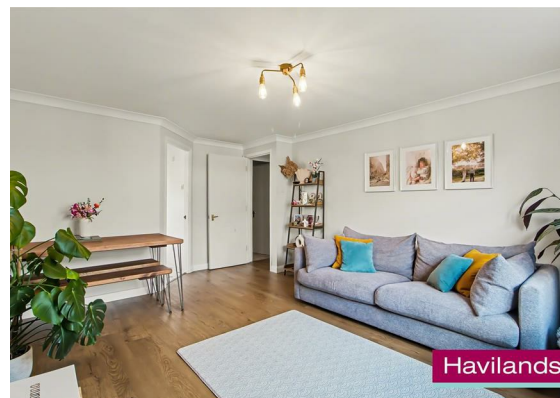
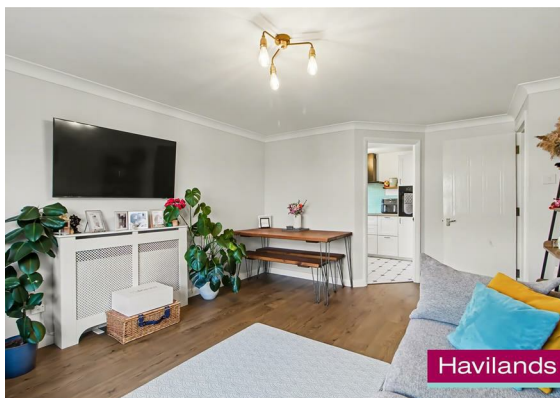
£365,000

Havilands

the advantage of experience



- Beautifully Presented, Chain Free, Two Bedroom, First Floor Apartment
- Upgraded, pressurised hot water system for strong water pressure
- Electrics checked and improved with additional power points
- Recently installed FENSA-certified double-glazed windows
- Strong leasehold financials with healthy reserve fund and new management company (appointed 2024)
- Allocated Parking - along with off street parking and visitor bays
- Excellent transport links: Grange Park Station (Moorgate approx. 30 mins) and Oakwood Underground (Piccadilly Line) Within Easy Reach
- In catchment for top schools including Eversley Primary & Highlands Secondary (both OUTSTANDING)
- Close to Amenities of Highlands Village Including Sainsburys Supermarket and Highlands Practice (GP)



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



Havilands are delighted to bring to market this BEAUTIFULLY PRESENTED, CHAIN FREE, FIRST FLOOR, TWO BEDROOM APARTMENT in Adam Lodge, N21, offering a move-in ready home with recent upgrades. The property features an upgraded pressurised hot water system for strong water pressure, electrics checked and improved with additional power inputs, and recently installed FENSA-certified double-glazed windows. It comprises a bright living/dining area, separate kitchen, two bedrooms, family bathroom, and allocated parking space with plenty of off-street parking and additional visitor bays.

Further benefits include strong leasehold financials, a healthy reserve fund, and a new family run management company appointed in 2024, providing peace of mind and low ongoing maintenance.

Ideally located for transport links with Grange Park Station (Moorgate approx. 30 mins) and Oakwood Underground (Piccadilly Line) both within easy reach. Plus amenities within Highlands Village including Sainsburys supermarket are close by.

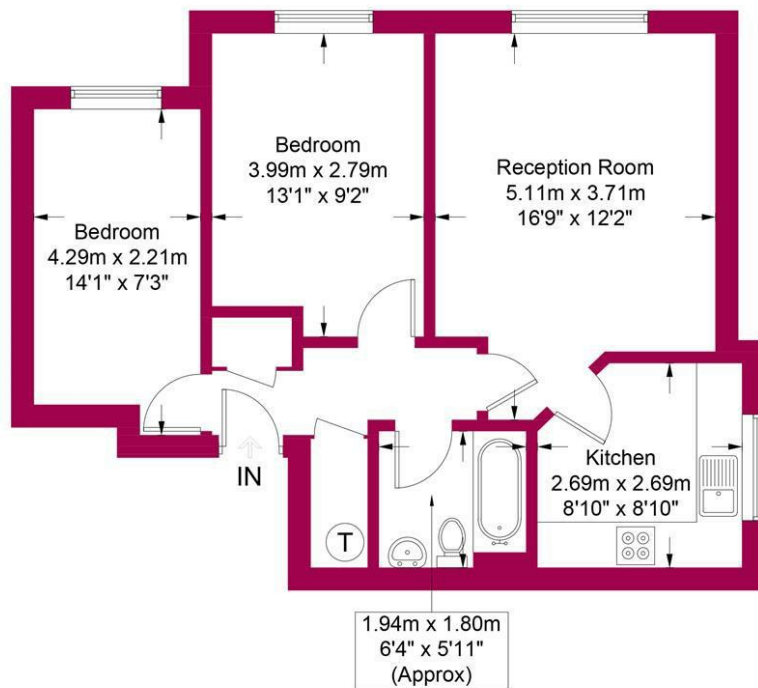
The property also falls within catchment of several top schools including Eversley Primary (OUTSTANDING) and Highlands Secondary (OUTSTANDING). Viewing highly recommended.

Lease: 94 Years Remaining  
G/R: £385/year paid  
S/C: £1229.70/year  
Local Authority: Enfield  
Council Tax Band: (2025/26 £2,164.02)  
EPC: Currently 80C Potentially 83B

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

# Adam Lodge, N21

Approximate Gross Internal Area = 594 sq ft / 55.2 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>                            | 80                      | 83        |
| (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 |           |



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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