

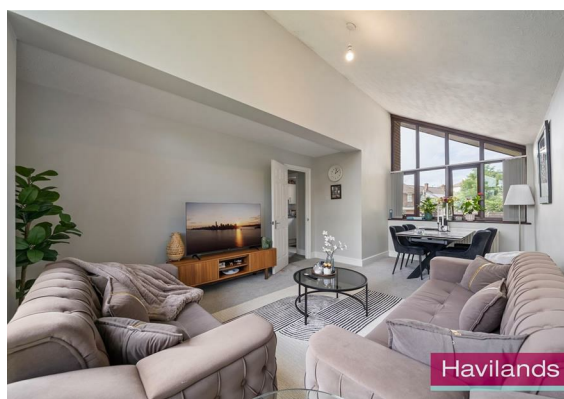


Oak Lodge, N21

Offers Over £425,000

Havilands

the advantage of experience



- Two Bedroom, First Floor Apartment
- Allocated Parking and Garage
- Communal Gardens
- En-Suite to Master Bedroom
- Within Easy Reach of Grange Park and Winchmore Hill National Rail (Moorgate approx. 25 Mins) and Southgate Underground (Piccadilly Line)
- Within Catchment of Eversley Primary (OUTSTANDING), Grange Park Primary and Highlands Secondary (OUTSTANDING)
- Close to Local Shops, Amenities and Green Spaces including Oakwood Park



Havilands are pleased to offer for sale, this TWO BEDROOM, FIRST FLOOR APARTMENT on Eversley Park Road, N21. Situated within Oak Lodge, the property offers 748sqft of living space and is comprised of: two bedrooms including en-suite to the master bedroom, family bathroom, spacious 20' lounge and kitchen. The property also benefits from a garage en block, allocated parking and communal gardens.

Ideally located for transport links, the property is within easy reach of Grange Park & Winchmore Hill Mainline Stations (Moorgate approx. 30-35mins) Southgate Underground (Piccadilly Line) and various bus routes. Plus local shops, amenities and green spaces including Oakwood Park are close by. For families the property falls within catchment of a number of sought after schools including Eversley Primary (OUTSTANDING), Grange Park Primary and Highlands Secondary School (OUTSTANDING). Viewing highly recommended.

Property Information:

Tenure: Leasehold

Lease Remaining: 999 years on completion

Service Charge: £2000 Per Annum

Ground Rent: Peppercorn

Local Authority: Enfield Borough

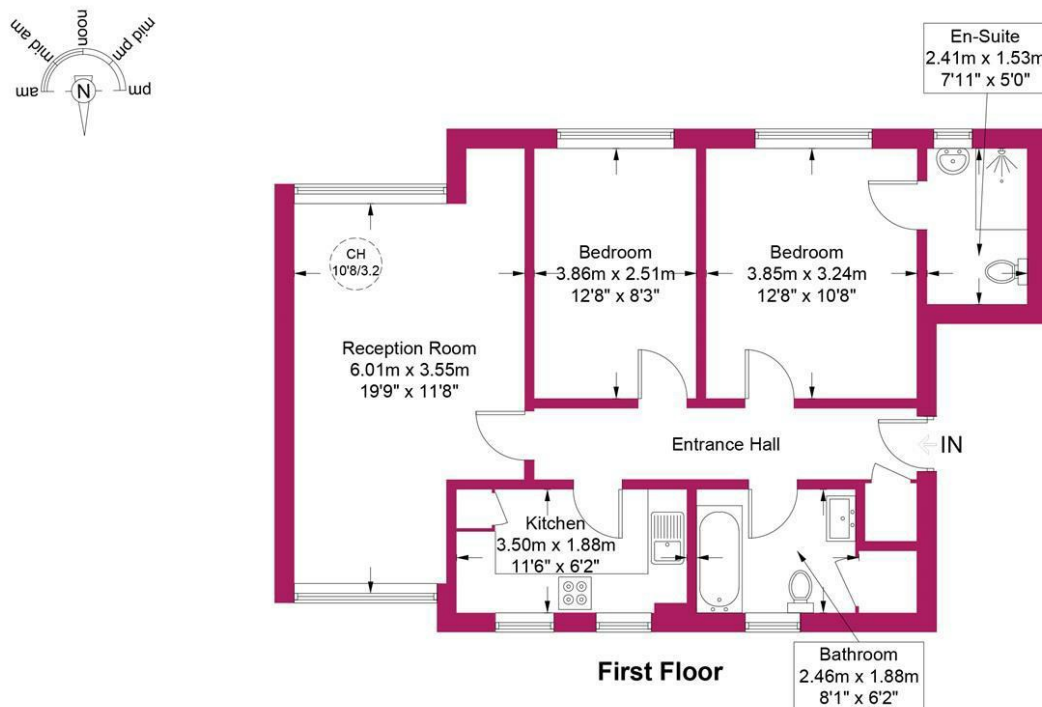
Council Tax: Band D (2026/27 £2,267.67)

EPC Rating: Current 75(C); Potential 75(C)

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

Eversley Park Road, N21

Approximate Gross Internal Area = 748 sq ft / 69.5 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Havilands

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.



havilands | 020 8886 6262

come by and meet the team

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

Havilands

the advantage of experience