Avenue Road, N14

£110,000

Havilands

the advantage of experience

- RETIREMENT FLAT - Over 60's
- Second Floor
- Spacious Communal Lounge
- Chain Free
- Close to Southgate shops/amenities
- Careline Alarm Service
- Allocated Parking

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

Havilands

the advantage of experience

Havilands are pleased to present this spacious ONE BEDROOM RETIREMENT APARTMENT in the sought-after Woodmere Court retirement development (for residents aged 60+).

The property offers a generous living space of approximately 47 sq.m. It features a welcoming entrance hall, a multi-use reception/dining room, and an adjoining kitchen. The bedroom is a well-proportioned double. A family bathroom, plentiful built-in storage, electric heating, double glazing, and lift access and allocated parking are also included.

Woodmere Court provides a sociable community with well-maintained communal gardens, a residents' lounge with regular activities, and on-site parking. The development is professionally managed with an on-site House Manager and a secure entry system.

Located on Avenue Road, the property is a short, level walk to Southgate Underground Station (Piccadilly Line) and local amenities.

Tenure: Leasehold, 91 years remaining
Service Charge: £3118 per annum (2 installments of £1559 every 6 months)
Ground Rent: £500 a year
Local Authority: Enfield
Council Tax Band: D (2026-2027 £2,267.67)
EPC: Current 68D, Potential 78C

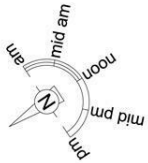
For more images of this property please visit havilands.co.uk

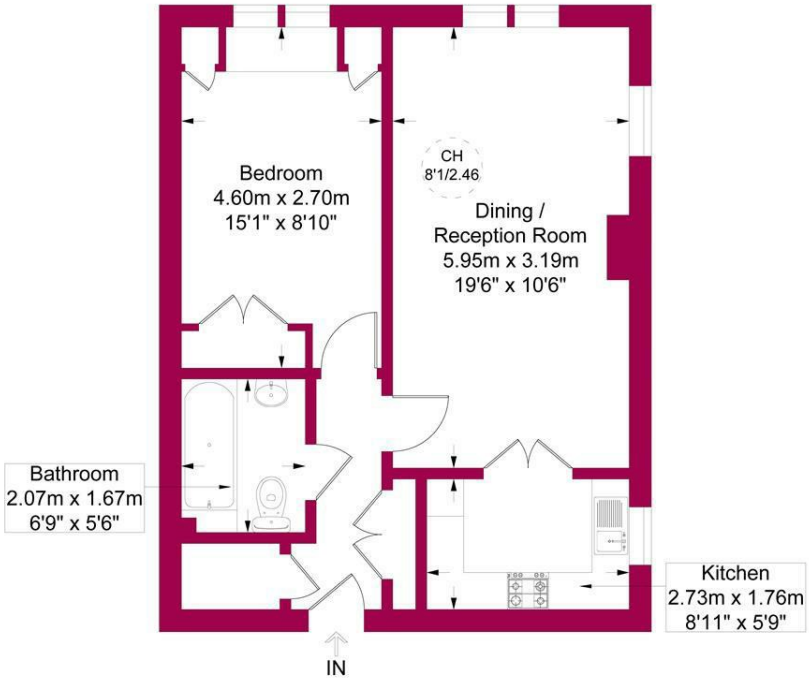
Havilands

the advantage of experience

Woodmere Court, N14

Approximate Gross Internal Area = 511 sq ft / 47.4 sq m





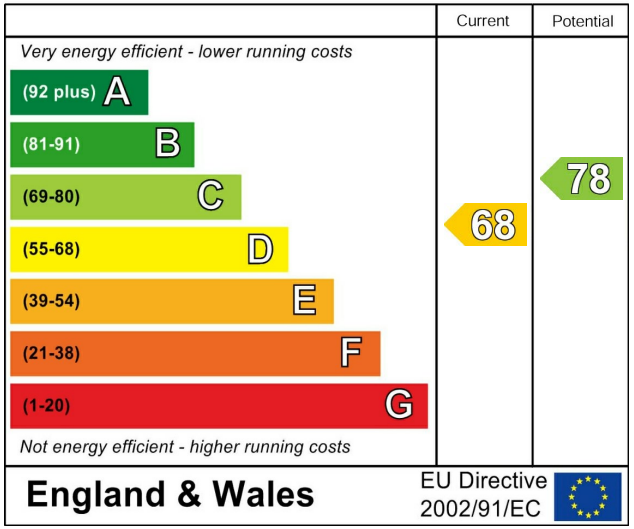
Second Floor

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.

RICS Certified Property Measurer

Energy Efficiency Rating



havilands | 020 8886 6262
come by and meet the team
30 The Green, Winchmore Hill, London, N21 1AY

Havilands

the advantage of experience