Orpington Mansions, London

Offers In Excess Of £465,000

Havilands

the advantage of experience

- Two Bedroom Maisonette
- Ground Floor
- Chain Free
- Direct access to Garden
- Share of Freehold - 984 Years Remaining on Lease
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Close to Local Shops & Amenities inc. Sainsburys (Green Lanes)
- Ease of Access to A10 & A406
- Within Catchment of St. Pauls & Highfield Primary Schools
- Grovelands Park Nearby

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

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Havilands are delighted to offer For Sale on a CHAIN FREE basis, this Two Bedroom Ground Floor Maisonette on Orpington Road, N21. Situated in the heart of Winchmore Hill moments from The Green, the property is comprised of two double bedrooms, bathroom and open plan lounge/kitchen. The property also benefits from a rear garden with direct access from the lounge.

An ideal property for both first time buyer and investors alike, Winchmore Hill Station is a short walk away offering direct rail links into central London (Moorgate approx 25 mins). Also easily accessible from the property are both the A10 & A406 offering road links across the Borough and into London.

Within walking distance of the property are a number of local shops and amenities along Green Lanes and The Green including Sainsburys supermarket.

The property falls within the catchment area of St. Pauls CofE Primary, Highfield Primary and Winchmore Schools and is also within walking distance of the popular Grovelands Park offering a range of both social and leisure activities.

To arrange a viewing, please do not hesitate to get in touch with a member of the team.

Property Information:

Tenure: Share of Freehold

Lease Remaining: 984 Years

G/Rent: £0.00

S/Charge: £600/annum (inc Building Ins)

Local Authority: Enfield Borough

Council Tax: Band D (£2065.48 24/25)

EPC Rating: Current 62 (D); Potential 78(C)

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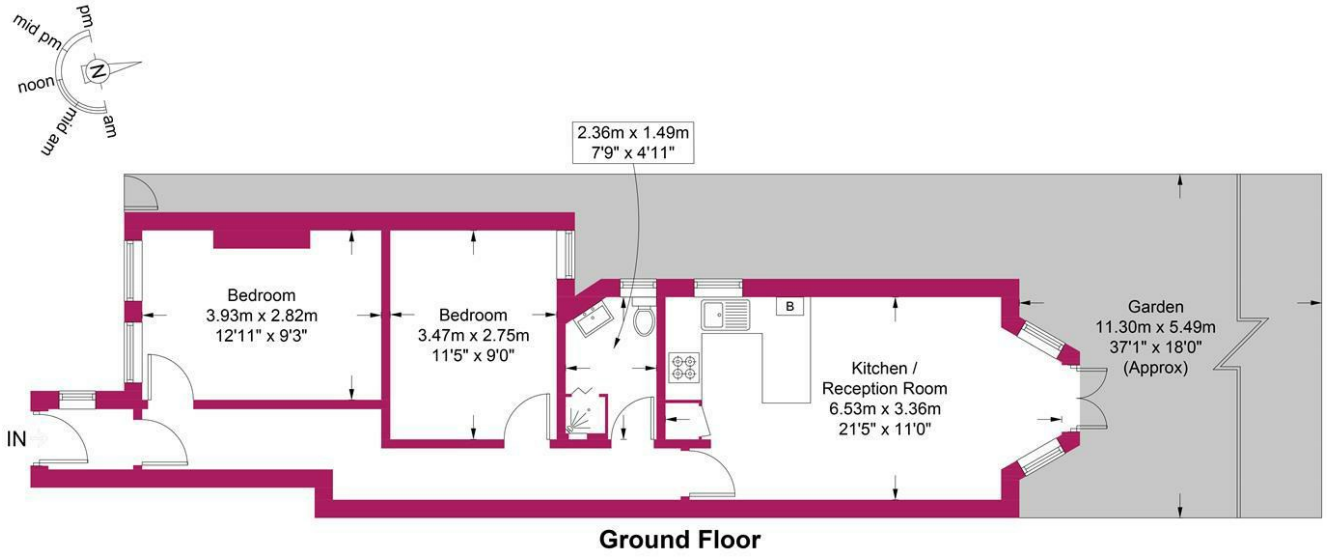
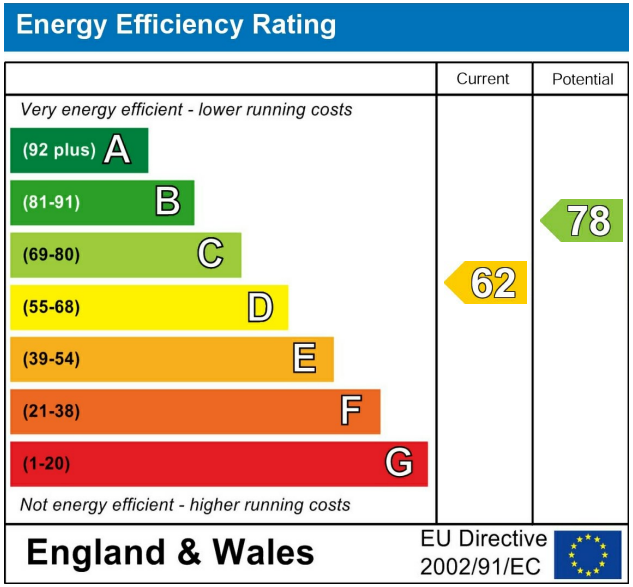
Orpington Mansions, N21 **Approximate Gross Internal Area** = 612 sq ft / 56.9 sq m



Ground Floor



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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.

RICS Certified Property Measurer

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come by and meet the team
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