Sydenham Avenue, N21

£365,000

Havilands

the advantage of experience

- Beautifully Presented, Two Bedroom Top (2nd) Floor Apartment
- Highlands Village Location
- Built In Wardrobes to One of the Bedrooms
- In Catchment for Eversley Primary (OUTSTANDING) Grange Park Primary, Merryhills Primary and Highlands Secondary (OUTSTANDING)
- Allocated Parking
- Convenient for Grange Park National Rail (Moorgate approx. 30 mins) and Oakwood Underground (Piccadilly line) As Well As Several Bus Routes
- Trent Park, Oakwood Park, Enfield Golf Club and Amenities including Sainsburys Supermarket are all within Easy Reach

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

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the advantage of experience

Havilands are delighted to bring to market this TWO BEDROOM, TOP (2ND) FLOOR APARTMENT on Avon House, N21. Beautifully presented throughout and offering 621 sq ft of living space the property and comes with allocated parking. The property itself is comprised of reception room, separate kitchen, two bedrooms with built in wardrobes to one, modern shower room and ample storage.
Ideally located in the ever popular Highlands Village the property is in catchment for several sought after schools including Eversley Primary (OUTSTANDING) Grange Park Primary, Merryhills Primary and Highlands Secondary (OUTSTANDING). The property is also convenient for transport links with Grange Park National Rail (Moorgate approx. 30 mins) and Oakwood Underground (Piccadilly line) as well as several bus routes all close by. Plus green spaces including Trent Park, Oakwood Park, Enfield Golf Club and amenities including Sainsburys supermarket are all within easy reach. Viewing highly recommended.

Tenure: Leasehold
Lease Remaining: 94 Years
Service Charge: £1,775.30 Per Annum
Ground Rent: £380 Per Annum
Local Authority: Enfield
Council Tax Band: D (2026/27 £2,267.67)
EPC: TBC

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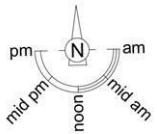
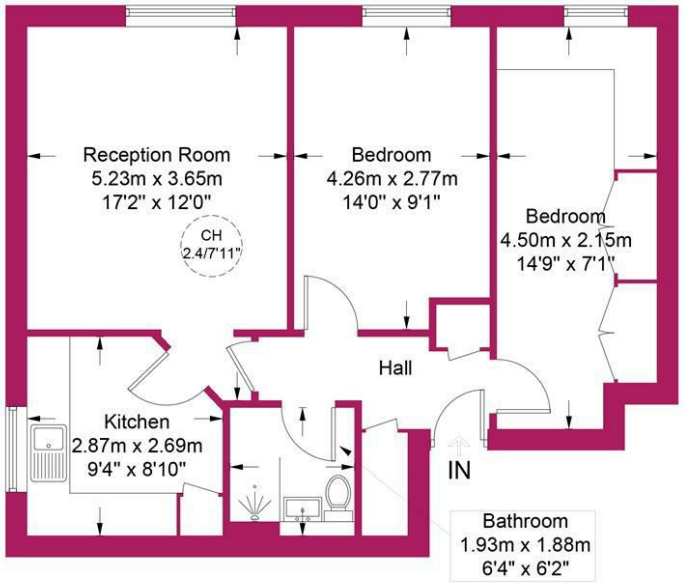
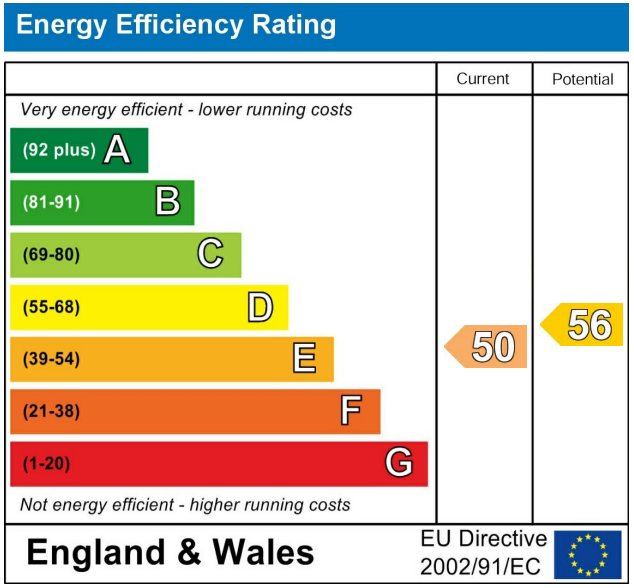
Avon House, N21 **Approximate Gross Internal Area** = 621 sq ft / 57.7 sq m





Second 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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