

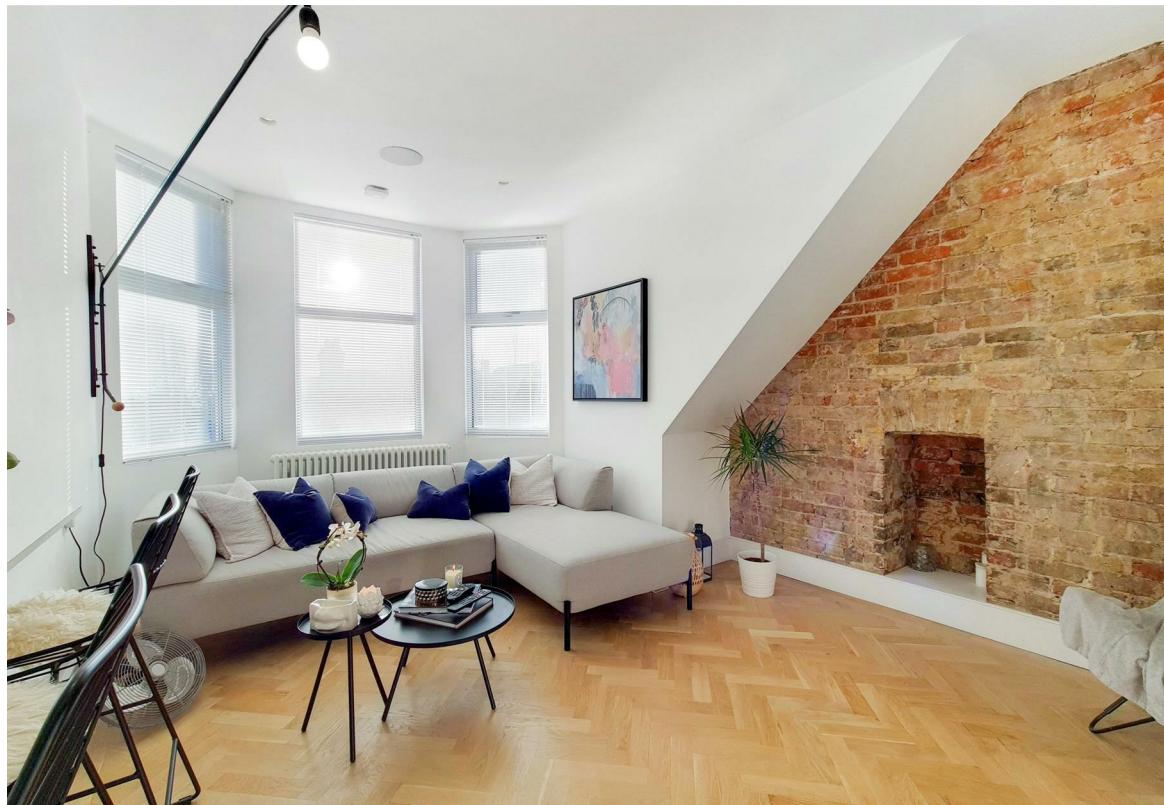


Orpington Road, N21

Asking Price £390,000

Havilands

the advantage of experience



- 1 Double Bed Period Conversion with Private Garden
- CHAIN FREE
- Refurbished to High Spec Throughout
- Open Kitchen/Diner and Lounge
- Work Station/ Desk Area
- Ceiling Speakers Throughout
- Top (2nd) Floor
- Excellent Location for Transport/Amenities

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



PRIVATE GARDEN

Havilands are delighted to offer For Sale on a CHAIN FREE basis, this ONE BEDROOM MAISONETTE located on Orpington Road, N21. Located on the second floor of a period conversion, offering both its own private entrance and private garden, the property has been refurbished to a high standard and is comprised of a bright and airy open plan kitchen/diner, lounge, work station area, double bedroom and modern bathroom. The fully fitted kitchen boasts integrated appliances, quartz worktops, solid herringbone wood flooring and exposed brick feature wall. Just off that, there is a convenient work/desk area. In the double bedroom, there is also a brick feature wall, fitted wardrobes and ample under eaves storage. There is a modern and newly fitted shower room with underfloor heating. The garden is approx 3m x 4.2m and mostly laid to lawn offering space for a small outbuilding/garden office. The property is offered with a remaining lease of 173 years, recently renewed by the vendor in addition to a recently renovated roof and the extensive internal renovations.

Located within walking distance of Winchmore Hill Green, with its coffee shops, boutiques, restaurants, gastro pubs and National Rail station (Moorgate 29 mins). An ideal property for first time buyer and investors alike, the property is currently generating £1700pcm in rental income. To arrange a viewing, please do not hesitate to get in touch with a member of the team.

Leasehold Information

Tenure: Leasehold

Lease Remaining: 173 years

Ground Rent: Peppercorn

Service Charge: £67.89pcm

Local Authority: Enfield Borough

Council Tax: Band C (£1835.98 24/25)

EPC Rating: Current 76(C); Potential 76(C)

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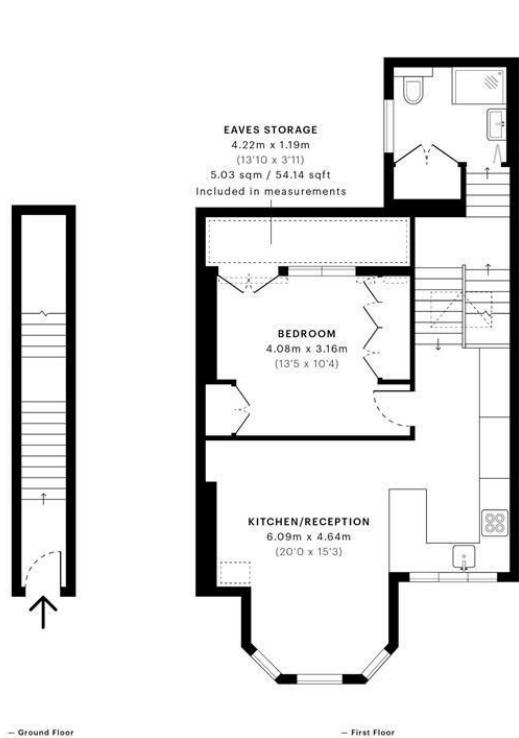
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Orpington Road, N21

CAPTURE DATE: 19/01/2022 LASER SCAN POINTS: 1,537,139

GROSS INTERNAL AREA

61.84 sqm / 665.64 sqft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	

GROSS INTERNAL AREA (GIA)
The footprint of the property
61.84 sqm / 665.64 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
52.06 sqm / 560.37 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT:
Limited use area under 1.5m
5.72 sqm / 61.57 sqft



Plans Verified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plots and gardens are illustrative only and excluded from all area calculations.
Draughtsman's measurements may differ.
All measurements shown for the individual room lengths and widths
are the maximum points of measurements captured in the scan.

IPMS 3E RESIDENTIAL: 59.70 sqm / 642.60 sqft
IPMS 3C RESIDENTIAL: 57.42 sqm / 618.06 sqft
SPEC ID: 61e69cde4d75cb0d3e0e0ef

havilands | 020 8886 6262

come by and meet the team

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

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