



24a River Bank, London

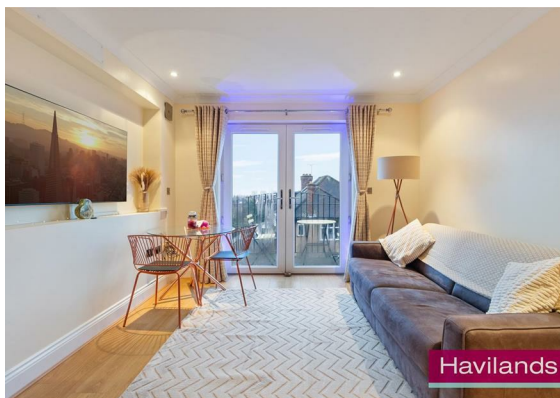
£300,000

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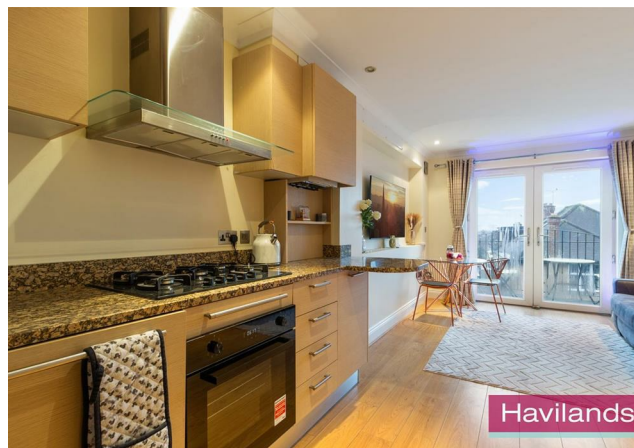
- One Bedroom Apartment
- Chain Free
- Gated Development
- Allocated Car Parking
- River Views
- Private Balcony
- Second Floor
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30mins)
- Close to Local Shops & Amenities inc. Sainsburys & Waitrose
- 107 Years Remaining on Lease



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 attractive ONE BEDROOM waterfront apartment located on River Bank, N21. Set within a well-maintained gated development, the property is positioned on the SECOND FLOOR of Brockley Court and offers approximately 432 sq ft of well-planned accommodation.

The apartment comprises a spacious double bedroom, a modern bathroom, and an open-plan lounge/kitchen providing a comfortable and functional living space. Further benefits include a private balcony, lift access, and allocated parking, making this an ideal low-maintenance home.

Well suited to first-time buyers or investors alike, the property is within walking distance of Winchmore Hill Mainline Station, offering direct rail links into central London (Moorgate approx. 30 minutes). There is also easy access to public transport along Firs Lane and Green Lanes, both a short walk away. Road users will appreciate the convenient links to the A10 and A406, providing straightforward access across the Borough and into Greater London.

A wide selection of shops and amenities can be found nearby along Green Lanes, including Sainsbury's and Waitrose, with Colosseum Retail Park also close at hand. Viewing is highly recommended.

Leasehold Information:

Tenure: Leasehold

Lease Length: 125 Years from 25/03/2006

Lease Remaining: 107 Years

G/Rent: £200/year

S/Charge: £1800/year

Local Authority: Enfield Borough

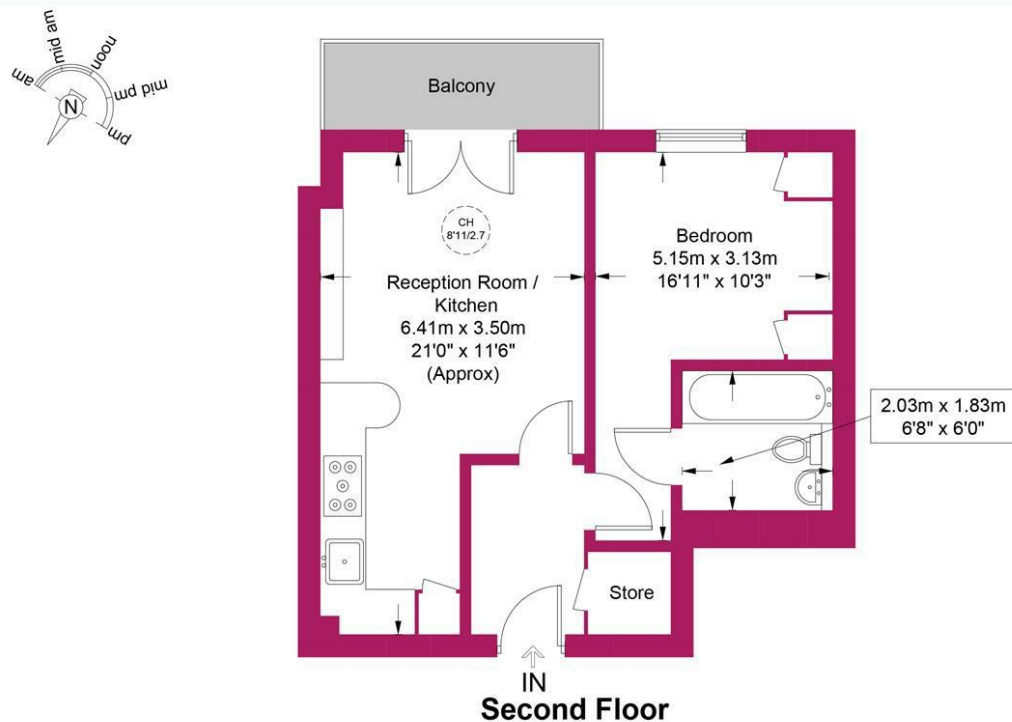
Council Tax: Band D (£2164.02 25/26)

EPC Rating: Current 79(C); Potential 81(B)

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

Brockley Court, N21

Approximate Gross Internal Area = 432 sq ft / 40.1 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(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	

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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.



**Certified
Property
Measurer**

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come by and meet the team

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

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