



# Sydenham Avenue, N21

Offers Over £350,000

**Havilands**

the advantage of experience



- Two Bedroom, First Floor Apartment For Sale in Avon House, Sydenham Avenue, N21
- Newly Renovated Bathroom
- Located Within Sought After Highlands Village and close to Amenities including Sainsburys Supermarket
- UPVC Double Glazing Throughout
- In Catchment of Several Sought After Schools Including Eversley Primary (OUTSTANDING) and Highlands Secondary (OUTSTANDING)
- Within Easy Reach of Grange Park Station (Moorgate approx. 30 mins) and Oakwood Underground (Piccadilly Line)
- Allocated Parking

For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)



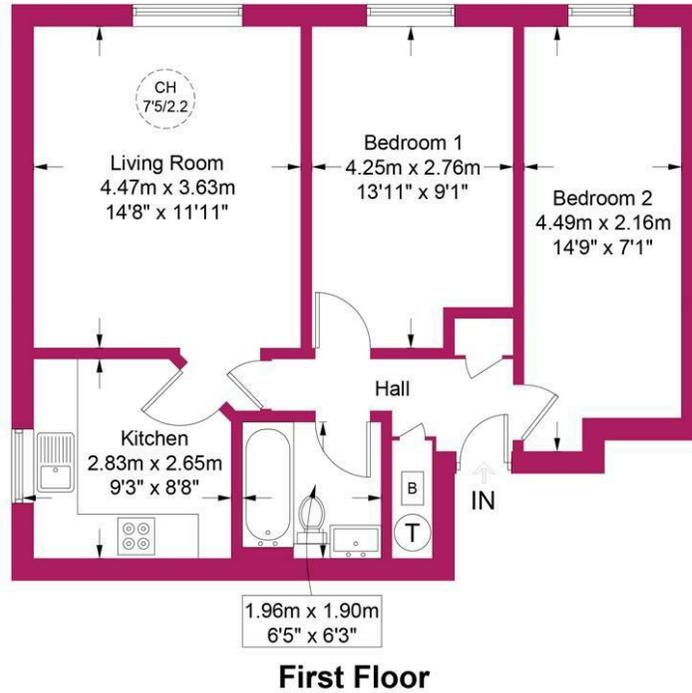
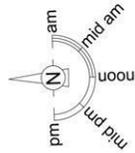
Havilands are delighted to present to market this TWO BEDROOM, FIRST FLOOR APARTMENT in Avon House, Sydenham Avenue, N21. Located within the highly popular Highland Village, and well presented throughout, the property offers 627 sq ft of living space and is comprised of bright and airy living room/diner, kitchen, two good sized bedrooms and newly renovated bathroom. The property enjoy a peaceful outlook overlooking green views and benefits from double glazing throughout and allocated parking. Ideally located for transport links with Grange Park Station (Moorgate approx. 30 mins) and Oakwood Underground (Piccadilly Line) both within easy reach. Plus amenities within Highlands Village including Sainsburys supermarket are close by. The property also falls within catchment of several top schools including Eversley Primary (OUTSTANDING) and Highlands Secondary (OUTSTANDING). Viewing highly recommended.

Tenure: Leasehold 94 Years Remaining  
Local Authority: Enfield  
Council Tax Band: D (2025-26 £2,164.02)  
Service Charge: £1600 Per Annum  
Ground Rent: £380 Per Annum  
EPC: Currently 69C Potentially 83B

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)

# Avon House, N21

Approximate Gross Internal Area = 627 sq ft / 58.3 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.



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 come by and meet the team  
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