

Winchmore Hill Road, N21

£350,000

Havilands

the advantage of experience







- Two Bedroom Apartment
- Chain Free
- Second Floor
- Leasehold - 96 Years Remaining
- Refurbished Throughout
- Walking Distance to Winchmore Hill Mainline & Southgate Underground Stations
- Catchment of Eversley Primary School (OUTSTANDING)
- Close to Local Shops & Amenities inc. Sainsburys, M&S Food Store & Southgate Leisure Centre

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

Havilands

the advantage of experience









NEWLY REFURBISHED

Havilands are pleased to offer For Sale on Chain Free basis, this TWO DOUBLE BEDROOM APARTMENT within Ruskin Court, N21. Located on the second floor, this is an ideal first time purchase or investment property and offers 682sqft of living space and is comprised of two bedrooms, lounge, kitchen and bathroom.

Offered with a remaining lease of 96 years, this fully refurbished property is situated within easy reach of both Winchmore Hill Mainline Station (Moorgate approx. 25 mins) & Southgate Underground Station (Piccadilly) providing direct rail links into central London. The property is also within easy reach of local shops and amenities with Sainsburys (Highlands Village) nearby as well as M&S Food Store & Southgate Leisure Centre both nearby too. The property falls within the catchment area of Eversley Primary School as well as Highlands School. To arrange a viewing, please get in touch with a member of the team.

Property Information:

Tenure: Leasehold

Lease Remaining: 96 Years

Ground Rent: £17pcm

Service Charge: £410pcm

Local Authority: Enfield Borough

Council Tax: Band C (2026/27 £2,015.71)

EPC Rating: Current 60(D); Potential 80(C)

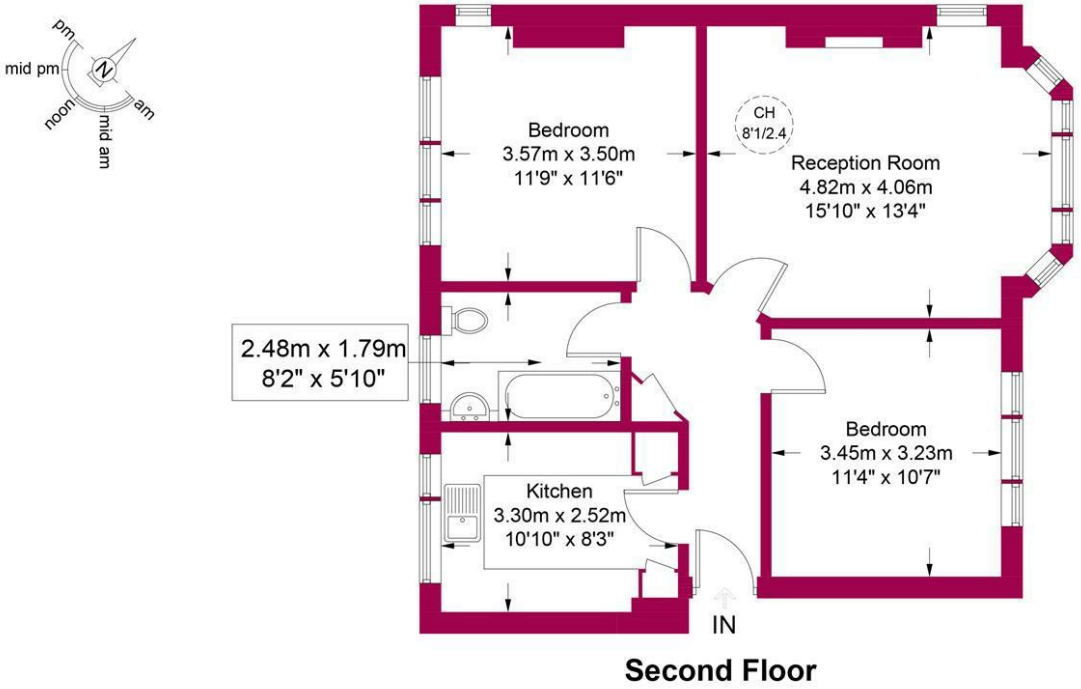
For more images of this property please visit havilands.co.uk

Havilands

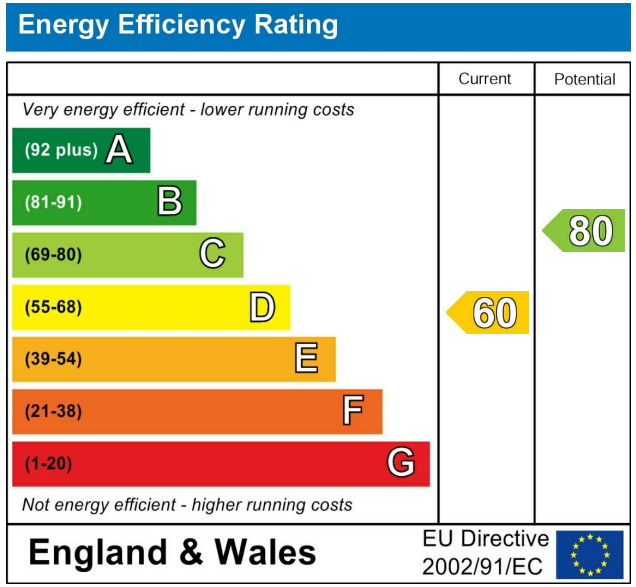
the advantage of experience

Ruskin Court, N21

Approximate Gross Internal Area = 682 sq ft / 63.4 sq m



Second Floor



Havilands

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

havilands | 020 8886 6262
come by and meet the team
30 The Green, Winchmore Hill, London, N21 1AY

Havilands
the advantage of experience