



Baynes Close,

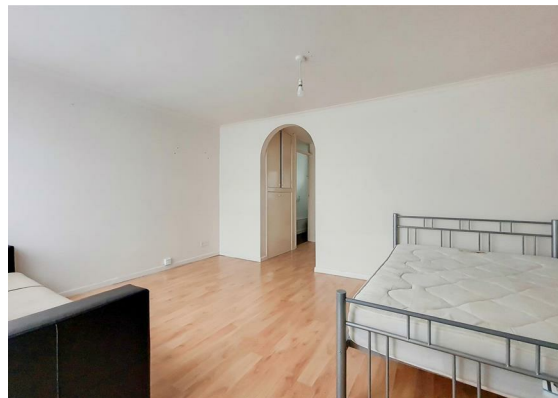
£800 Per Month

Havilands

the advantage of experience



- Chain free
- 900+ Year Lease
- Studio flat
- Ground floor
- Garden
- No Service Charge



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



Havilands are pleased to offer this ground floor studio apartment with access to a private rear garden. Located in a popular location within close proximity to David Lloyd Leisure Centre and the A10 . Benefits include a fitted kitchen, storage, double glazing, and gas central heating and comes with the added advantage of being offered on a chain free basis. Viewing highly recommended.

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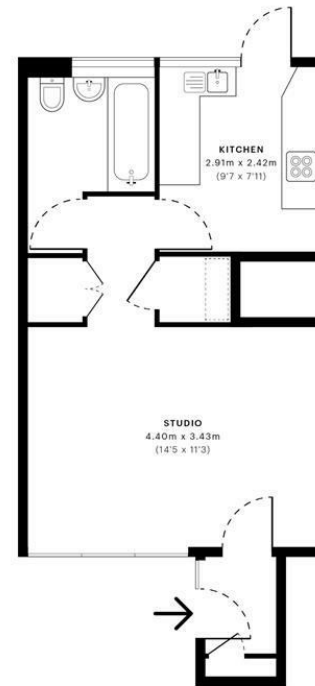
Havilands

Baynes Close, EN1

CAPTURE DATE 24/11/2021 LASER SCAN POINTS 988,582

GROSS INTERNAL AREA

32.85 sqm / 353.59 sqft



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
32.85 sqm / 353.59 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming, restricted head height
31.26 sqm / 336.48 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.32 sqm / 3.44 sqft



Spec 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. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 32.08 sqm / 354.99 sqft
IPMS 3C RESIDENTIAL 31.48 sqm / 336.85 sqft

SPRC ID: 619d0b8f855a0e0d9a6b4d5b

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