Green Lanes, N21

Offers Over £325,000

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- Two Bedroom Apartment
- Second Floor
- 980 Year Lease
- Private Balcony
- Walking Distance to Winchmore Hill Mainline Station
- Within Catchment of Highfield Primary School
- Within Catchment of Winchmore School
- Local Shops & Amenities inc. Sainsbuys & Waitrose

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

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Havilands are pleased to offer For Sale this TWO BEDROOM APARTMENT located on the SECOND FLOOR of Duncan Court. Located on Green Lanes, N21, the property is comprised of two bedrooms, lounge, kitchen, bathroom and additional W.C. The property also benefits from a private balcony overlooking the New River and off-street parking paid for up to October 2025.

An ideal property for those looking to get onto the property ladder, this newly refurbished apartment is offered with a remaining lease of 980 years and is within walking distance of Winchmore Hill Mainline Station providing direct rail links to central London (Moorgate approx 30 mins) with connections to Thameslink, Underground & Overground services. The apartment is within easy reach of a number of local shops and amenities along Green Lanes including both Sainsburys and Waitrose supermarkets as well as being a short walk from The Green and the ever popular Grovelands Park, offering a wide range of both social and leisure activities throughout the year.

The property falls within the catchment area of sought after schools including both Highfield Primary & Winchmore Schools. Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch.

Leasehold Information:
Tenure: Leasehold
Lease Length: 999 Years from 01/01/2005
Lease Remaining: 980 Years
G/Rent & S/Charge: £3200.00
Local Authority: Enfield Borough
Council Tax: Band D (£2065.48 24/25)
EPC Rating: Current 70(C); Potential 79(C)

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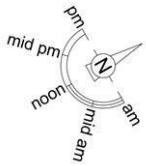
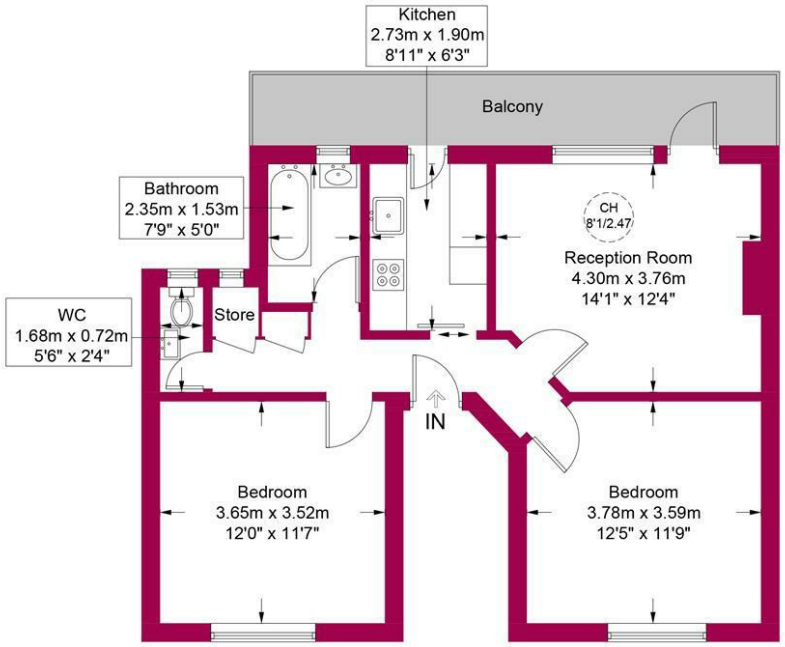
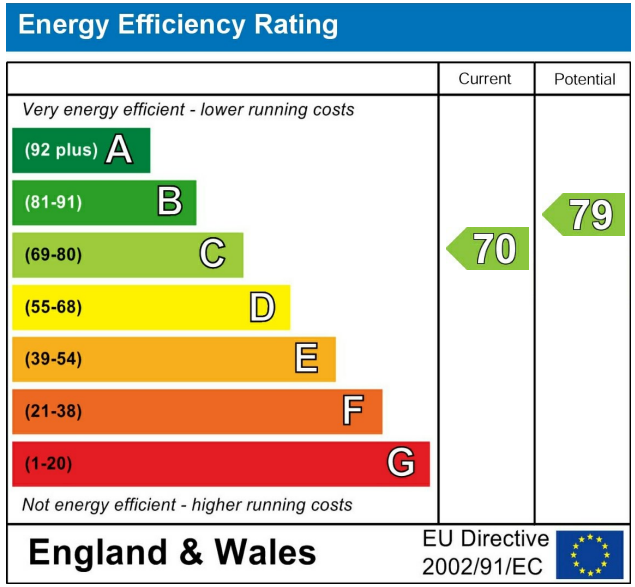
Duncan Court, N21

Approximate Gross Internal Area = 659 sq ft / 61.2 sq m





Second Floor



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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.

RICS Certified Property Measurer

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come by and meet the team
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