

Pennington Drive, N21

£425,000

Havilands

the advantage of experience







- *Ask Us About The Service Charge Incentive*
- Two Bedroom, Two Bathroom Ground Floor Apartment
- Open Plan Kitchen Living Room; Direct Access to South Facing Patio
- En-Suite and Built In Wardrobes to Master Bedroom
- Highlands Village Location with Allocated Parking
- Excellent Transport links; Grange Park National Rail (Moorgate approx. 30mins) and Oakwood Underground (Piccadilly Line) In Easy Reach
- Convenient for Local Shops including Sainsbury's Supermarket and Green Spaces including Oakwood Park and Trent Park
- In Catchment of Eversley Primary (OUTSTANDING) Grange Park Primary, Merryhills Primary and Highlands Secondary (OUTSTANDING)
- Long Lease

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

Havilands

the advantage of experience









SERVICE CHARGE INCENTIVE Havilands are delighted to offer for sale this well presented TWO BEDROOM, TWO BATHROOM, GROUND FLOOR APARTMENT in Barnard Court, N21. Well presented throughout and offering 736 sq ft of living space this ground floor apartment benefits from a south facing patio, well kept communal grounds, allocated parking and long lease.

The property itself is comprised of open plan kitchen/living room with doors to south facing, private patio area and communal grounds, two double bedrooms, with built in storage and en-suite to master bedroom, family bathroom and ample storage.

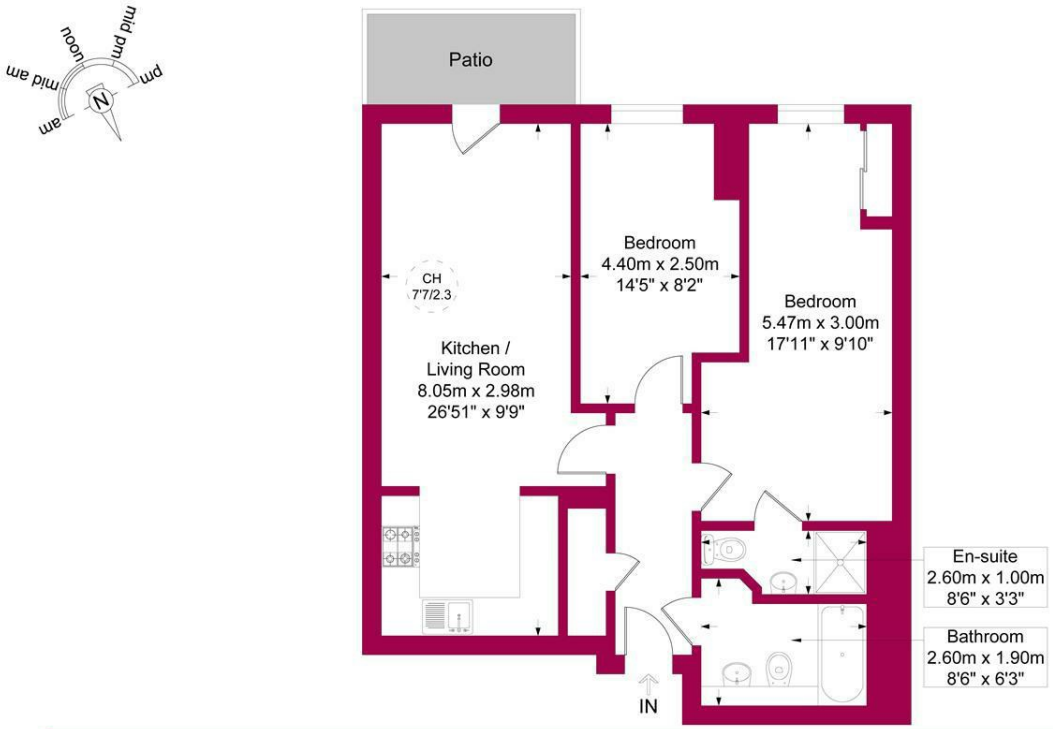
Ideally located within the ever popular Highlands Village the property offers excellent transport links with both Grange Park National Rail (Moorgate approx. 30mins) and Oakwood Underground (Piccadilly Line) as well as local but routes in easy reach. The property is also convenient for local shops including Sainsbury's supermarket and green spaces including Oakwood Park and Trent Park. For families the property is in catchment of several sought after schools including Eversley Primary (OUTSTANDING) Grange Park Primary, Merryhills Primary and Highlands Secondary (OUTSTANDING). Viewing highly recommended.

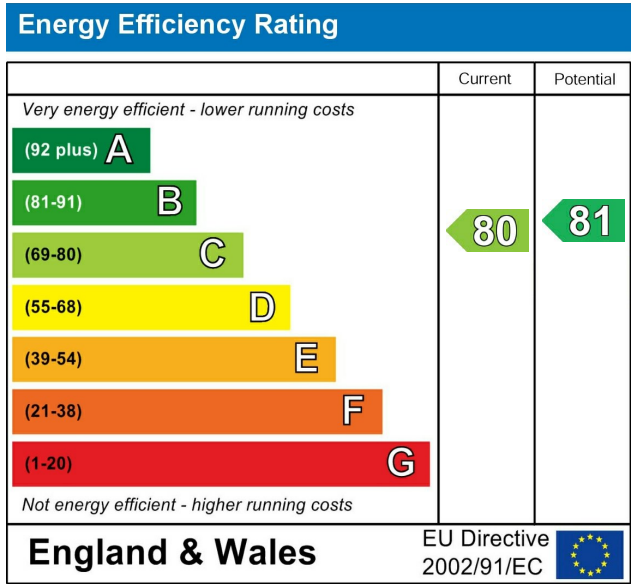
Tenure: Leasehold
Lease Remaining: 999 Years
Council Tax Band: E (2026/27 £2,771.60)
Service Charge: £3600 Per Annum
Ground rent: £0
EPC: Currently 80C Potentially 81B

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

Havilands
the advantage of experience

Barnard Court, N21 **Approximate Gross Internal Area** = 736 sq ft / 68.3 sq m





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