



# Pennington Drive, London

50% Shared Ownership £170,000

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- 50% Shared Ownership
- Two Bedroom Apartment
- Ground Floor
- Highlands Village Location
- Within Catchment for Grange Park & Eversley Primary Schools
- Allocated Parking
- Walking distance to Grange Park Mainline station
- Oakwood Park, Grovelands Park & Trent Park all nearby
- Walking distance to local shops & amenities including Sainsburys

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

Havilands are pleased to offer For Sale, this TWO BEDROOM GROUND FLOOR APARTMENT in Regan Lodge, Pennington Drive, N21. An ideal first time or investment purchase, the property is comprised of two bedrooms, lounge, kitchen and bathroom with the additional benefit of an allocated parking space. Located on the ever-popular Highlands Village development, and also falls within the catchment area of some of the areas most sought after schools including Eversley & Grange Park Primary Schools, as well as Highlands School.

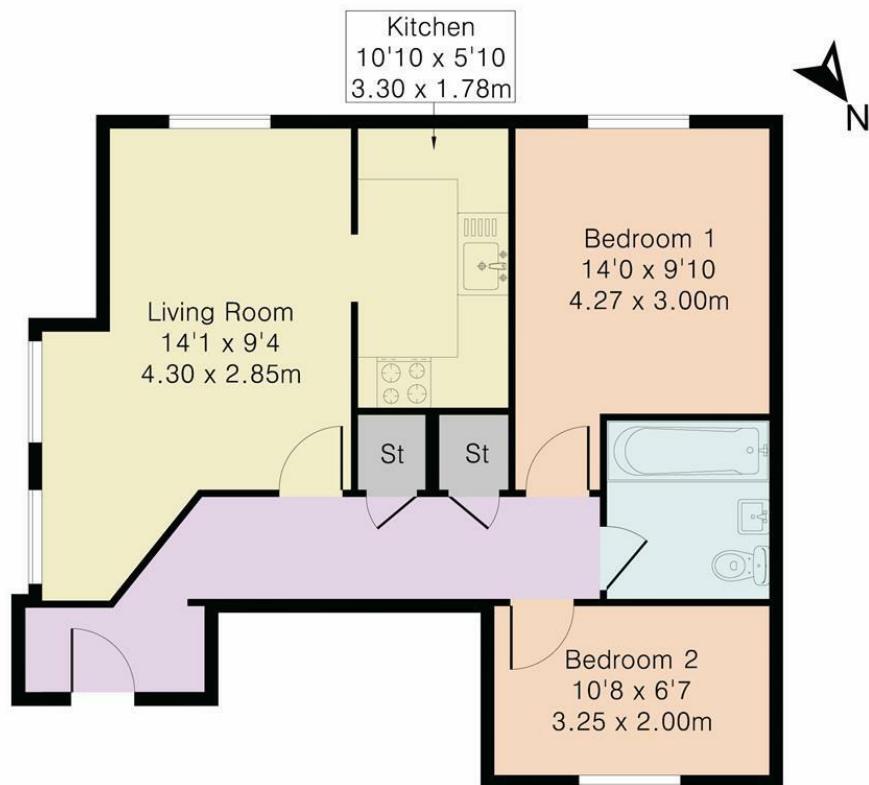
Nearby are a number of local shops and amenities including Sainsburys supermarket and GP's. The property affords excellent access to public transport as well as being within walking distance of Grange Park Mainline Station (Moorgate approx 30 mins). Additionally there is plenty of green space on offer with Oakwood Park, Grovelands Park and Trent Park all nearby. To arrange a viewing, please do not hesitate to get in touch with a member of the team.

**Leasehold Information:**

Tenure: Leasehold  
Lease: 165 Years Remaining  
Shared Ownership: 50%  
SO Rent: £542.63pcm  
G/Rent: £0.00/year  
S/Charge: £328.18pcm (24/25)  
Council Tax: Band D (£2065.48 24/25)  
EPC Rating: Current 65(D); Potential 77(C)

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Approximate Gross Internal Area 591 sq ft – 55 sq m



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		60
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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come by and meet the team  
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