



Pennington Drive, N21

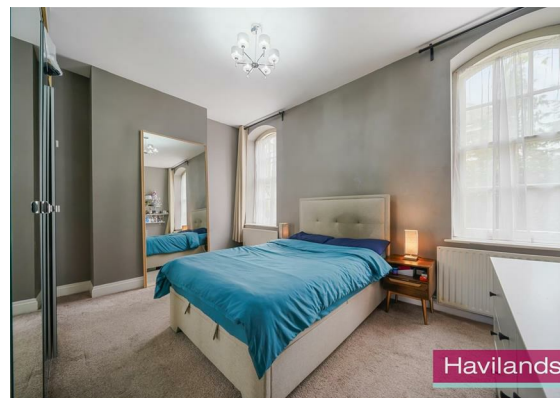
Offers Over £350,000

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- Two Bedroom, Two Bathroom, Ground Floor Period Conversion
- Fantastic Location in Highlands Village
- Access to Local Shops including Sainsbury's Supermarket
- Within Catchment of Outstanding Schools (Eversley Primary School, Highlands Secondary School)
- Close by to Transport Links; Grange Park National Rail - (Moorgate approx. 30 mins) and Oakwood Underground (Piccadilly Line)
- High Ceilings and Sash Windows





Havilands are pleased to present this TWO BEDROOM, TWO BATHROOM, GROUND FLOOR APARTMENT IN PENNINGTON DRIVE, N21. Offering 734 sq ft of living space this attractive period conversion is located within the ever popular Highlands Village.

The property itself is comprised of a central hallway leading into kitchen, a spacious living room, two bedrooms, with en-suite and built in wardrobes to master bedroom and family bathroom.

The property offers high ceilings (9'6"), sash windows and ground floor accessibility with fantastic location in Highlands Village, access to local shops including Sainsbury's Supermarket. The property also benefits from being within catchment of Outstanding schools (Eversley Primary School and Highlands Secondary School) and excellent transport links, Grange Park National Rail (approx. 30 mins to Moorgate, and Oakwood Underground (Piccadilly line) both within easy reach. Viewing highly recommended.

Tenure: Leasehold

Lease Remaining: 96 Years

Service Charge: £1,031 PA

Ground Rent: £250 PA

Local Authority: Enfield

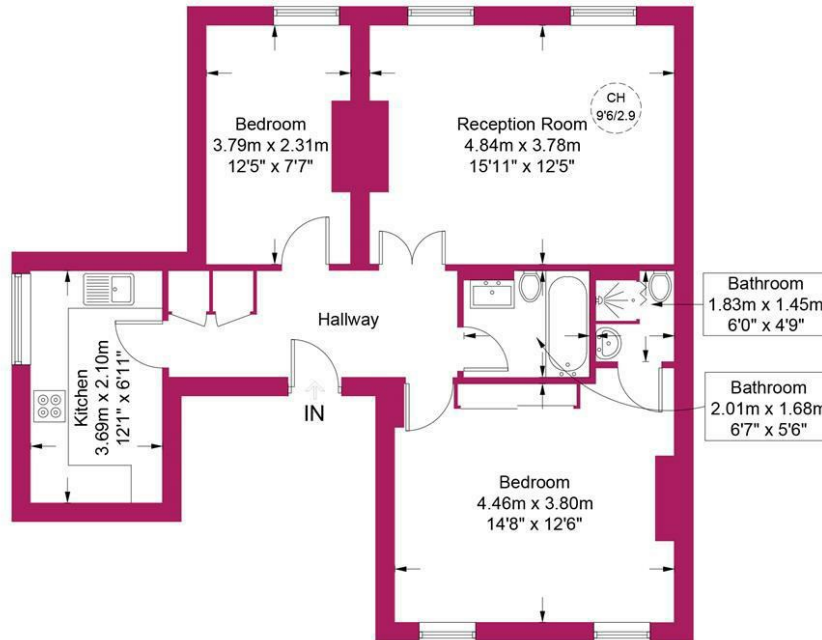
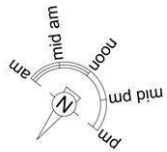
Council Tax Band: D (2026/27: £2,267.67)

EPC: Currently 65 Potentially 76

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

Clover House, N21

Approximate Gross Internal Area = 734 sq ft / 68.2 sq m



Ground Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.



**Certified
Property
Measurer**

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come by and meet the team

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