



2 Buchanan Close, N21

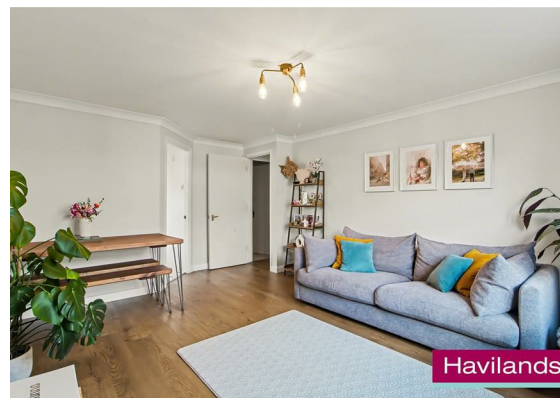
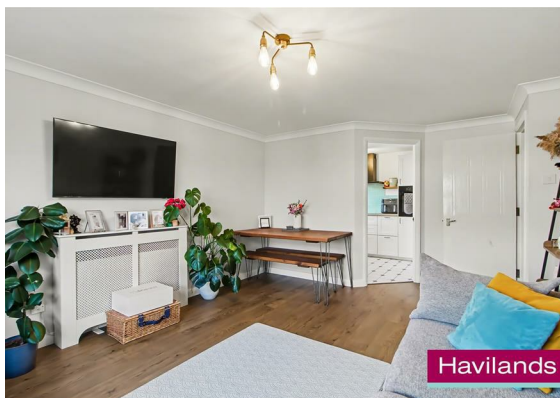
£375,000

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the advantage of experience



- Beautifully Presented, Chain Free, Two Bedroom, First Floor Apartment
- Allocated Parking
- Newly Fitted FENSA Double Glazed Windows Throughout
- Grange Park Station (Moorgate approx. 30 mins) and Oakwood Underground (Piccadilly Line) Within Easy Reach
- In Catchment of Several Sought After Schools Including Eversley Primary (OUTSTANDING) and Highlands Secondary (OUTSTANDING)
- Close to Amenities of Highlands Village Including Sainsburys Supermarket



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



Havilands are delighted to bring to market this BEAUTIFULLY PRESENTED, CHAIN FREE, FIRST FLOOR, TWO BEDROOM APARTMENT in Adam Lodge, N21. Situated within the ever popular Highlands Village the property is comprised of a bright and airy living room/dining area, separate kitchen, two bedrooms, family bathroom plus ample storage and allocated parking. The property also benefits from newly fitted FENSA double glazed windows throughout. Ideally located for transport links with Grange Park Station (Moorgate approx. 30 mins) and Oakwood Underground (Piccadilly Line) both within easy reach. Plus amenities within Highlands Village including Sainsburys supermarket are close by.

The property also falls within catchment of several sought after schools including Eversley Primary (OUTSTANDING) and Highlands Secondary (OUTSTANDING).

Viewing highly recommended.

Lease: 94 Years Remaining

G/R: £385/year paid

S/C: £1229.70/year

Local Authority: Enfield

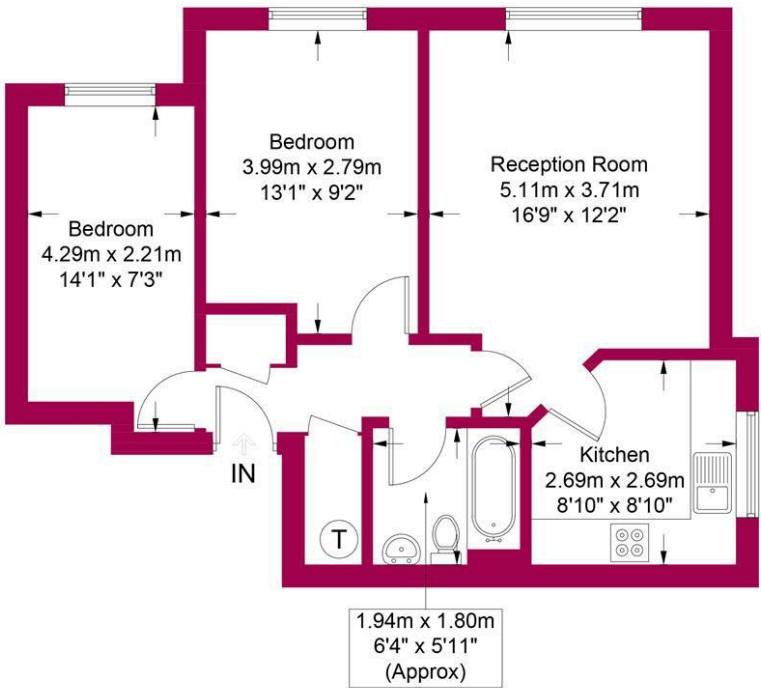
Council Tax Band: (2025/26 £2,164.02)

EPC: Currently 80C Potentially 83B

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# Adam Lodge, N21

Approximate Gross Internal Area = 594 sq ft / 55.2 sq m



| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) A                                 |                                                                                                             |           |
| (81-91) B                                   |                                                                                                             |           |
| (69-80) C                                   | 80                                                                                                          | 83        |
| (55-68) D                                   |                                                                                                             |           |
| (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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