



# 24a River Bank, London

£300,000

**Havilands**

the advantage of experience



- One Bedroom Apartment
- Chain Free
- Gated Development
- Allocated Car Parking
- River Views
- Private Balcony
- Second Floor
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30mins)
- Close to Local Shops & Amenities inc. Sainsburys & Waitrose
- 107 Years Remaining on Lease



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



Havilands are delighted to offer For Sale on a CHAIN FREE basis, this attractive ONE BEDROOM waterfront apartment located on River Bank, N21. Set within a well-maintained gated development, the property is positioned on the SECOND FLOOR of Brockley Court and offers approximately 432 sq ft of well-planned accommodation.

The apartment comprises a spacious double bedroom, a modern bathroom, and an open-plan lounge/kitchen providing a comfortable and functional living space. Further benefits include a private balcony, lift access, and allocated parking, making this an ideal low-maintenance home.

Well suited to first-time buyers or investors alike, the property is within walking distance of Winchmore Hill Mainline Station, offering direct rail links into central London (Moorgate approx. 30 minutes). There is also easy access to public transport along Firs Lane and Green Lanes, both a short walk away. Road users will appreciate the convenient links to the A10 and A406, providing straightforward access across the Borough and into Greater London.

A wide selection of shops and amenities can be found nearby along Green Lanes, including Sainsbury's and Waitrose, with Colosseum Retail Park also close at hand. Viewing is highly recommended.

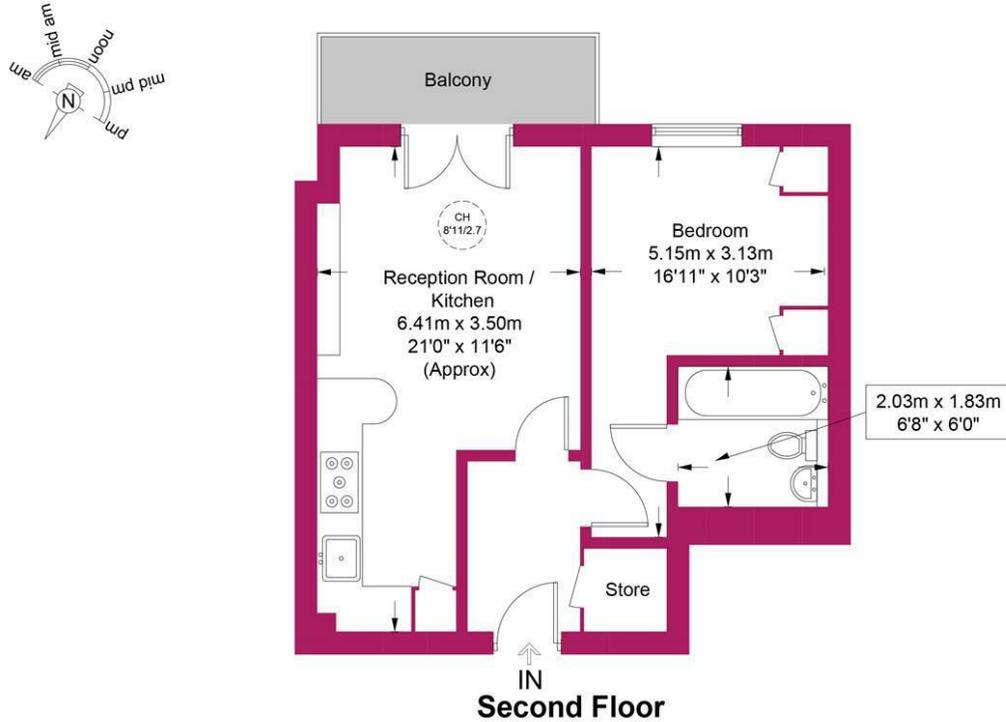
**Leasehold Information:**

Tenure: Leasehold  
Lease Length: 125 Years from 25/03/2006  
Lease Remaining: 107 Years  
G/Rent: £200/year  
S/Charge: £1800/year  
Local Authority: Enfield Borough  
Council Tax: Band D (£2164.02 25/26)  
EPC Rating: Current 79(C); Potential 81(B)

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# Brockley Court, N21

Approximate Gross Internal Area = 432 sq ft / 40.1 sq m



| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            |           |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  | <b>79</b>                  | <b>81</b> |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |



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.



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 come by and meet the team  
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