



Merridene,
Offers Over £400,000

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- Top (2nd) Floor, Two Bedroom Apartment
- Chain Free
- Share of Freehold
- Garage En-Bloc
- Second Floor
- Walking Distance to Grange Park Mainline Station (Moorgate approx 35mins)
- Within Catchment of Grange Park Primary School
- Within Catchment of Highlands School
- Local Shops & Amenities Nearby

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

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Havilands are pleased to offer For Sale on a CHAIN FREE basis, this well presented TOP (2ND) FLOOR, TWO BEDROOM APARTMENT located on Merridene, N21. Positioned at the heart of the ever popular Grange Park, the property is comprised of two bedrooms, family bathroom, spacious lounge/diner and kitchen. The property also benefits from a garage en-bloc and a SHARE OF FREEHOLD with a remaining lease of 956 years.

An ideal property for first time buyers and downsizers alike, the property is within walking distance of Grange Park Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) with connections to Underground, Overground and Thameslink services. The property falls within the catchment area of some of Winchmore Hill's more sought after schools including Grange Park Primary School as well as Highlands School. Nearby are a number of local shops and amenities along The Grangeway (inc.. butchers, dry cleaners, convenience store & pharmacy) in addition to being within easy reach of Waitrose (Green Lanes) & Sainsburys (Highlands Village) supermarkets.

Viewing is highly recommended - to arrange yours, please get in touch with one of the team.

Property Information:

Tenure: Share of Freehold (Leasehold)

Lease Remaining: 956 Years

G/Rent: £0

S/Charge: £2817.33 (25/26)

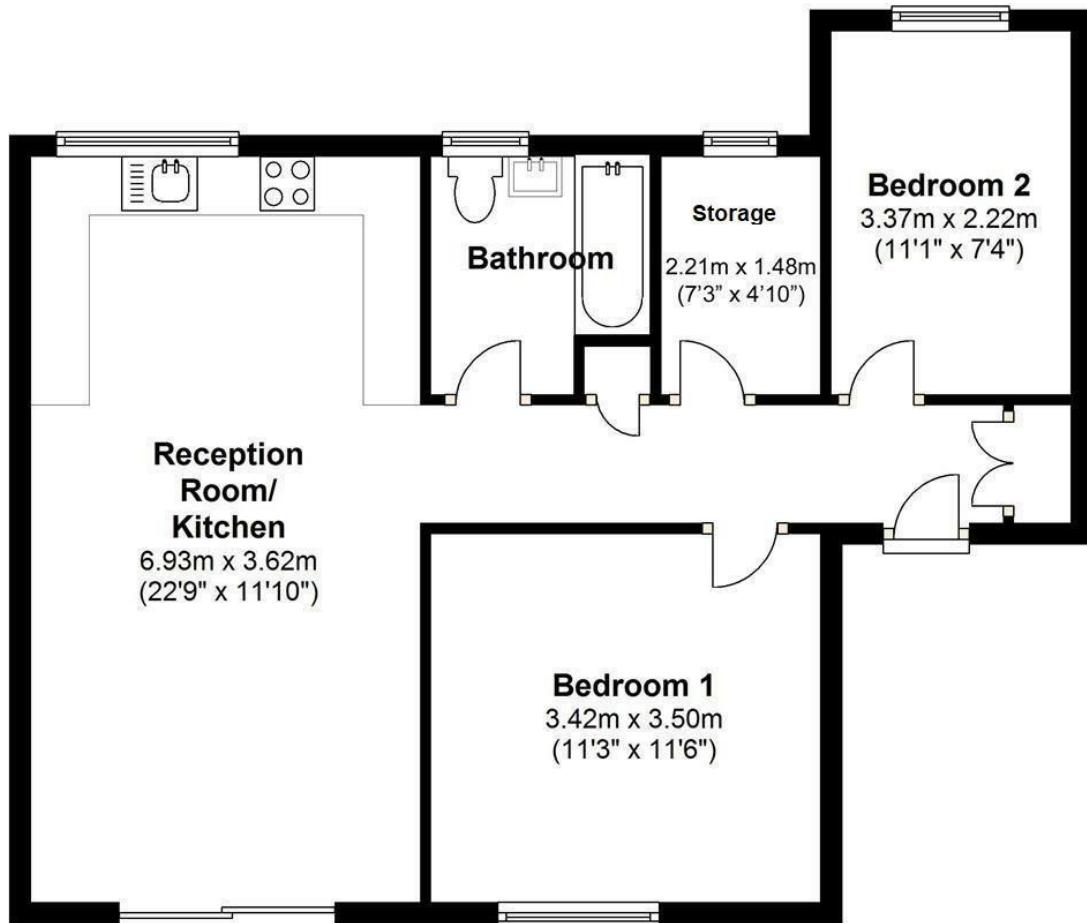
Local Authority: Enfield Borough

Council Tax: Band D (£2065.48 24/25)

EPC Rating: Current D(67); Potential 78(C)

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Total area: approx. 58.7 sq. metres (631.9 sq. feet)
For illustration purposes only - not to scale

