24a River Bank, London

Guide Price £300,000

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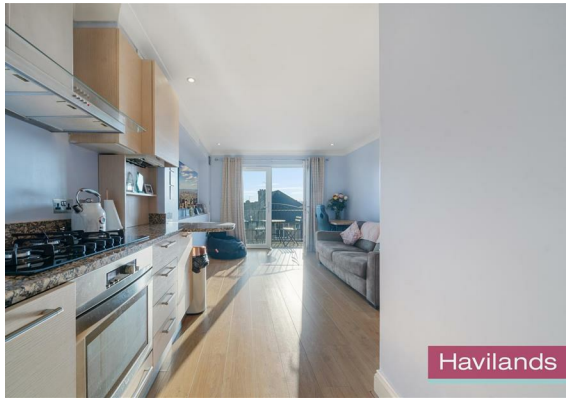

- One Bedroom Apartment
- Chain Free
- Gated Development
- Allocated Car Parking
- River Views
- Private Balcony
- Second Floor
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30mins)
- Close to Local Shops & Amenities inc. Sainsburys & Waitrose
- 107 Years Remaining on Lease

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

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Guide Price £300,000 - £325,000
Havilands are delighted to offer For Sale on a CHAIN FREE basis, this waterfront ONE BEDROOM APARTMENT located on River Bank, N21. Positioned within a gated development on the SECOND FLOOR of Brockley Court, the property offers 432sqft of living space and is comprised of a spacious double bedroom, bathroom and an open-plan lounge and kitchen. The apartment also benefits from a private balcony, lift access and allocated parking.

An ideal starter home or investment property, the apartment is within walking distance of Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins). Additionally, the property is within easy reach of public transport along Firs Lane & Green Lanes, both a short walk away. The apartment is also well placed for ease of access to both the A10 & A406 offering excellent road links across the Borough and Greater London. Also within walking distance of the property are a wide array of shops and amenities along Green Lanes including Sainsburys & Waitrose with Colosseum Retail Park a short drive away. Viewing is highly recommended. To arrange yours, please get in touch.

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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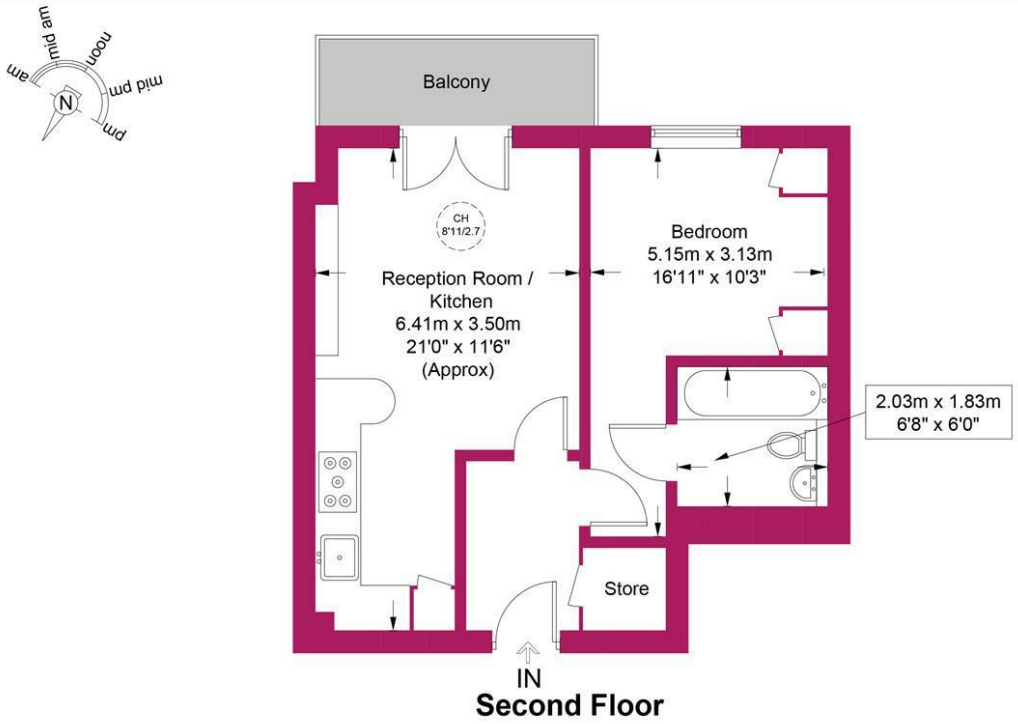
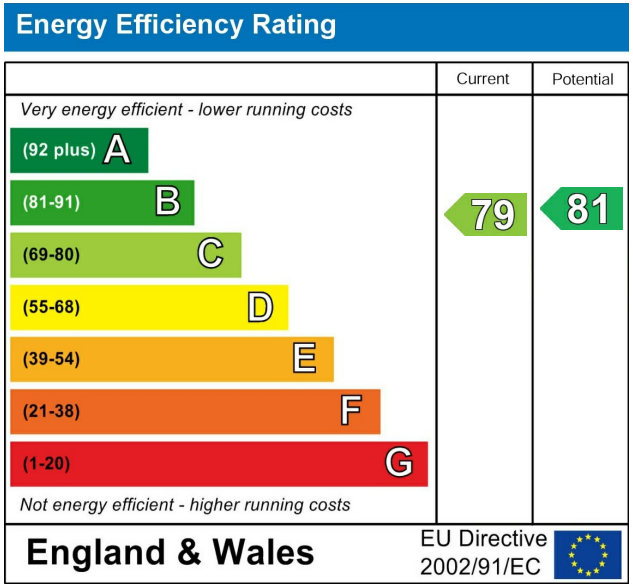
Brockley Court, N21 **Approximate Gross Internal Area** = 432 sq ft / 40.1 sq m





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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.

RICS Certified Property Measurer

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come by and meet the team
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