

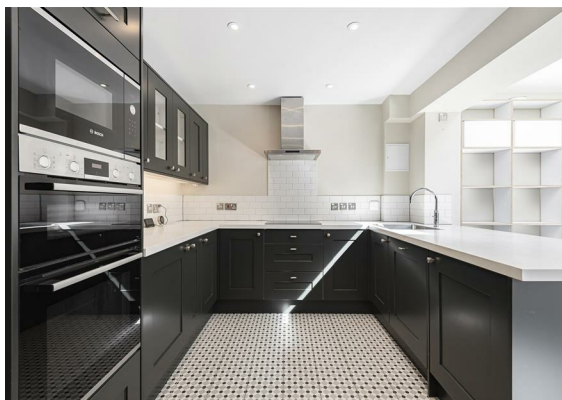


Anderson Close, N21

£2,700 Per Calendar Month

Havilands

the advantage of experience



- Three Bedroom End of Terrace House
- Available End of May
- En-Suite to Master Bedroom
- Allocated Parking and Garage
- Spacious Kitchen / Diner
- Highlands Village Location
- Convenient for Oakwood Underground Station and Grange Park National Rail
- Catchment of Merryhills Primary and Highlands Secondary Schools
- EPC - Current 70(C); Potential 84(B)

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

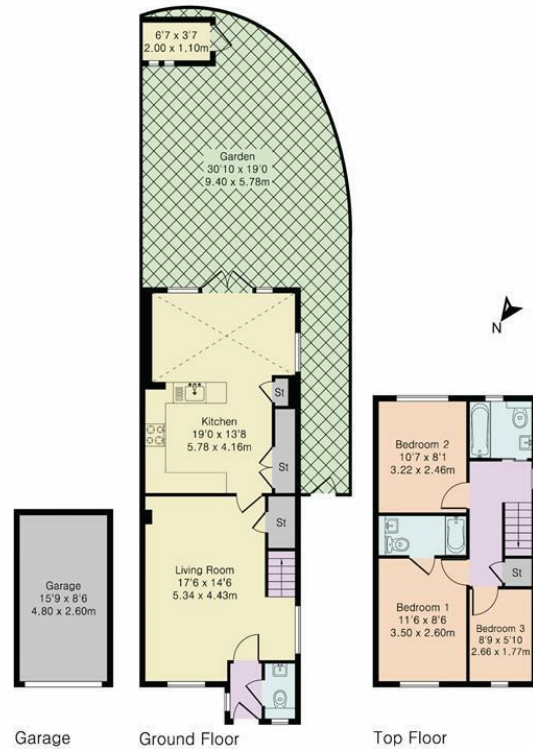


Havilands are pleased to offer TO LET, this THREE BEDROOM END OF TERRACE HOUSE situated on Anderson Close, N21. Located in the highly desirable Highlands Village, the property is comprised of three bedrooms with en-suite to the master bedroom, family bathroom, lounge, spacious kitchen/diner and downstairs WC. The house also benefits from off-street parking and a detached garage. The house is within the catchment area of a number of the areas most sought after schools including Merryhills Primary and Highlands Secondary schools, and is within walking distance to a number of local shops and amenities including Sainsburys. The house is also within easy reach of Oakwood Underground Station (Piccadilly), Grange Park National Rail (Moorgate approx. 30 mins) and in close proximity to a number of local bus routes. Available end of May and offered unfurnished. Viewing is highly recommended and interest will be high. To arrange an appointment, please do not hesitate to get in touch.

Minimum Income Required: £82,500 PA
 Available: End of May / Unfurnished
 Local Authority: Enfield
 Council Tax Band: E (2025/26 £2,771.60)
 EPC: Currently 70C Potentially 84B

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

Approximate Gross Internal Area 1108 sq ft – 103 sq m
 Ground Floor Area 580 sq ft – 54 sq m
 Top Floor Area 394 sq ft – 37 sq m
 Garage Area 134 sq ft – 12 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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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 come by and meet the team
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