



Firs Lane, London

Guide Price £375,000

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- Two Bedroom Maisonette
- Chain Free
- First Floor
- 141 Years Remaining on Lease
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Within Catchment of Highfield Primary School
- Within Catchment of Winchmore School
- Local Shops & Amenities inc. Waitrose & Sainsburys Nearby
- Ease of Access to A10 & A406
- Firs Farm Wetlands & Grovelands Park Nearby



****Guide Price: £375,000 - £400,000****

Havilands are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM MAISONETTE located on Firs Lane, N21. Positioned on the FIRST FLOOR, this property offers 630sqft of living space and is comprised of two bedrooms, family bathroom, kitchen and lounge/diner. The property also benefits from a terrace accessible via the kitchen. Offered with a remaining lease of 141 years, the property is an ideal starter property or investment purchase. The maisonette is within walking distance of Winchmore Hill Mainline Station offering direct rail links into London (Moorgate approx 30 mins) with connections to Thameslink, Overground and Northern Line services.

The property falls within the catchment area of sought after schools including both Highfield Primary and Winchmore Schools. Additionally there are a number of independent schools and nurseries within easy reach.

The property is also located within walking distance of a number of local shops and amenities on Green Lanes including Waitrose and Sainsburys supermarkets. There is ease of access to the A10 & A406 offering excellent road links into central London and the wider Borough. Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch.

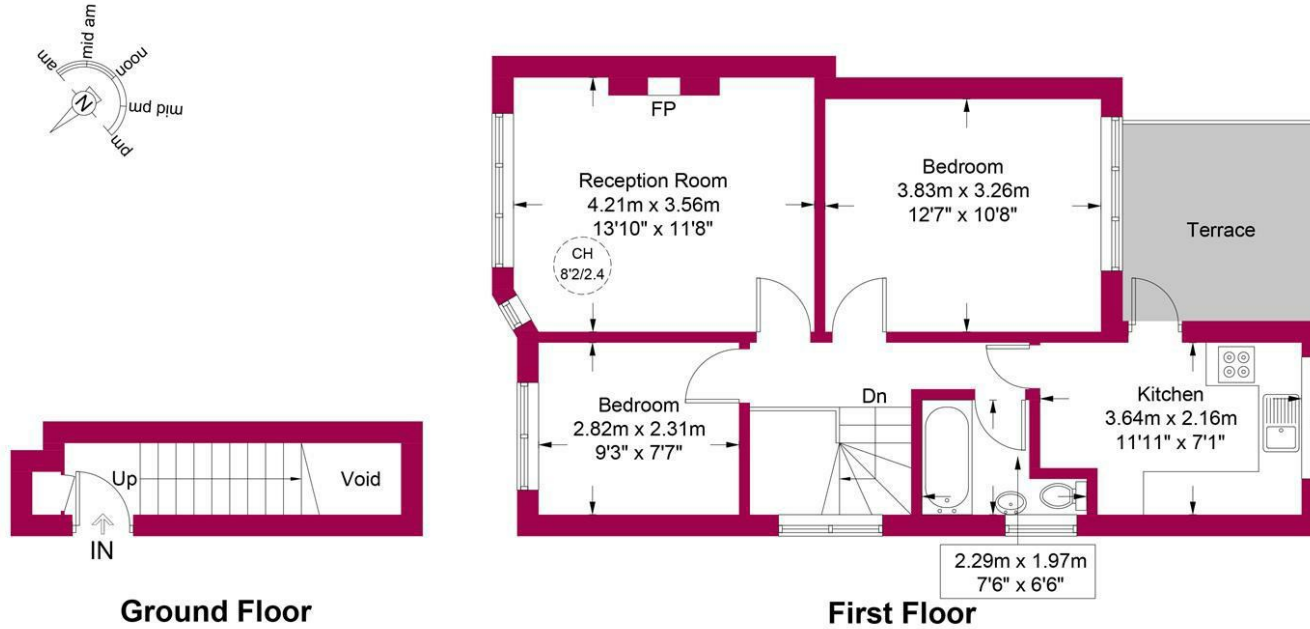
Leasehold Information:

Tenure: Leasehold
Lease Length: 159 Years from 25/03/2006
Lease Remaining: 141 Years
G/Rent: £10/year
S/Charge: £N/A
Local Authority: Enfield Borough
Council Tax: Band C (£1835.98 24/25)
EPC Rating: Current 59(D); Potential 66(D)

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

Firs Lane, N21

Approximate Gross Internal Area = 630 sq ft / 58.5 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	66
(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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come by and meet the team

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