Sydenham Avenue, N21

Offers In Excess Of £325,000

Havilands

the advantage of experience

- Two Bedroom, Ground Floor Apartment
- Private Allocated Parking
- Highlands Village Location
- Close to transport links including Grange Park Train Station and Oakwood Tube Station
- Within Catchment of Several Top Schools including Eversley Primary (OUTSTANDING) and Highlands Secondary (OUTSTANDING)

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

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Havilands are delighted to present For Sale this TWO BEDROOM, GROUND FLOOR APARTMENT in Avon House, Sydenham Avenue, N21.

Well presented throughout, the property offers 588 sq ft of living space. This is comprised of a bright and airy living room/diner, a separate adjoining kitchen, two good-sized bedrooms and a bathroom.
The purchaser will enjoy a spacious living area, a peaceful view overlooking green spaces, and private allocated parking.

Located within Highlands Village, the property falls within catchment of several top schools including Eversley Primary (OUTSTANDING) and Highlands Secondary (OUTSTANDING).
Ideally located for transport links, with Grange Park Station (Moorgate approx. 30 mins) and Oakwood Underground (Piccadilly Line) both within easy reach. Additional amenities within Highlands Village include a large Sainsburys supermarket and pharmacy close by.

Tenure: Leasehold 90 Years Remaining
Local Authority: Enfield
Council Tax Band: D (2026-27 £2,164)
Service Charge: £1600 Per Annum
Ground Rent: £380 Per Annum
EPC: Currently 63D Potentially 77B

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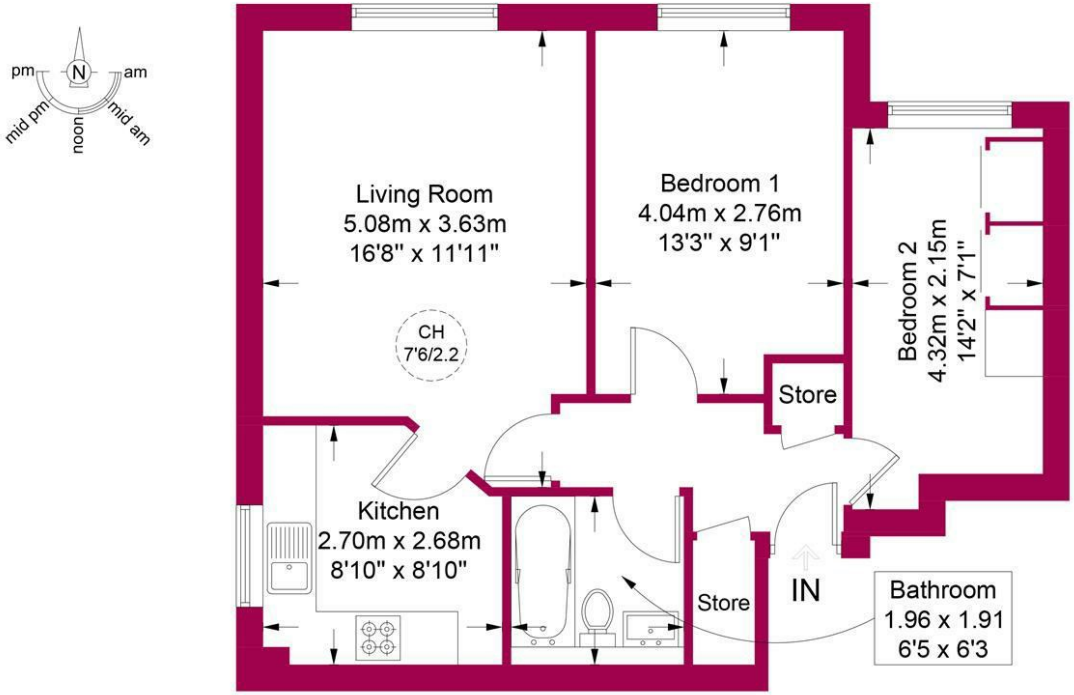
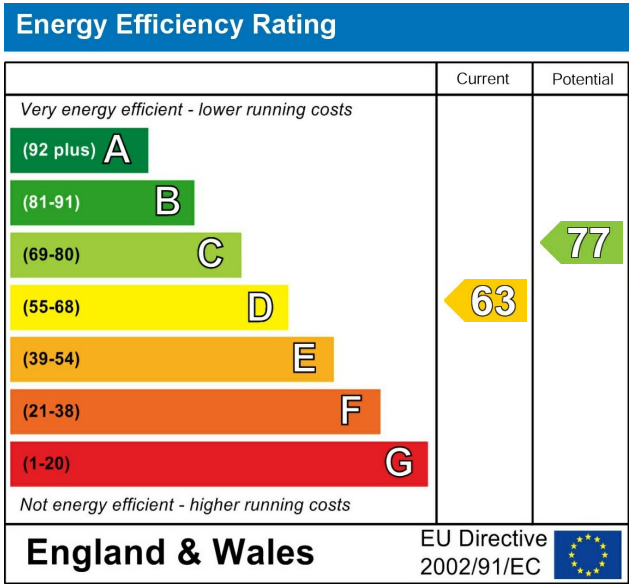
Avon House, N21 **Approximate Gross Internal Area** = 588 sq ft / 54.6 sq m





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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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