The Grangeway, Grange Park

Fixed Asking Price £310,000

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- Two Double Bedroom, First Floor Apartment
- Chain Free
- Above Commercial (Coffee Shop)
- Recently Renewed Long Lease (125 Years Remaining)
- Bright and Airy Reception Room and Separate Kitchen
- Stone's Throw from Grange Park Station (Moorgate approx. 30 Mins)
- In Catchment of Grange Park Primary, Park Park Prep and Highlands Secondary (OUTSTANDING)

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

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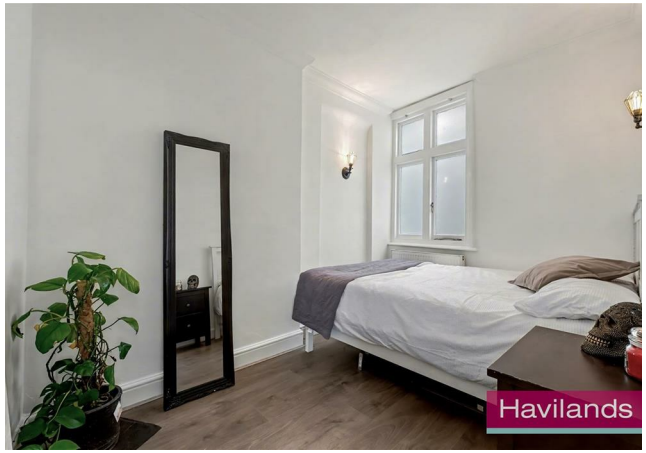

Havilands are pleased to present this CHAIN FREE, TWO DOUBLE BEDROOM, FIRST FLOOR APARTMENT on The Grangeway, N21. Well presented throughout the property is comprised of two double bedrooms, reception room with dual aspect windows, separate kitchen, family bathroom and communal garden.

The property is situated above commercial, (coffee shop opening soon) and is just a stone's throw from local shops and Grange Park National Rail Station (Moorgate approx. 30 mins). In catchment for Grange Park Primary, Park Park Prep and Highlands Secondary (OUTSTANDING).

Viewing highly recommended.

Tenure: Leasehold 125 Years Remaining

Local Authority: Enfield Band C (2025/26 £1,923.57)

Service Charge: N/A

Ground Rent: £200 PA (Agreed for 20 years)

EPC: Currently 67D Potentially 79C

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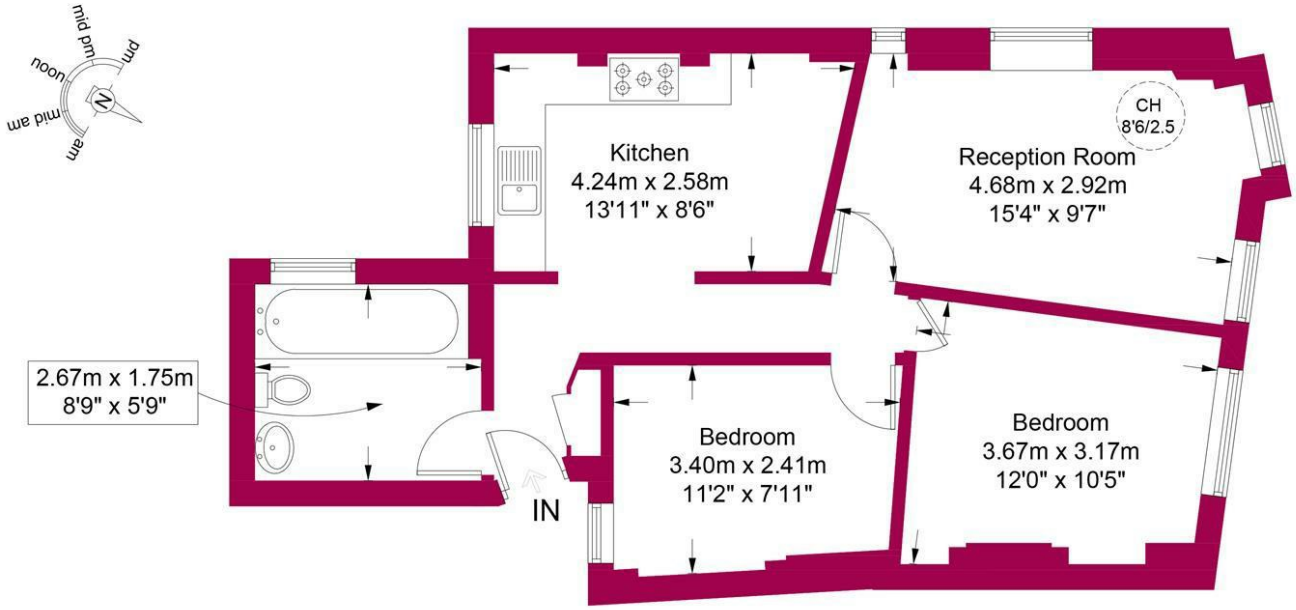
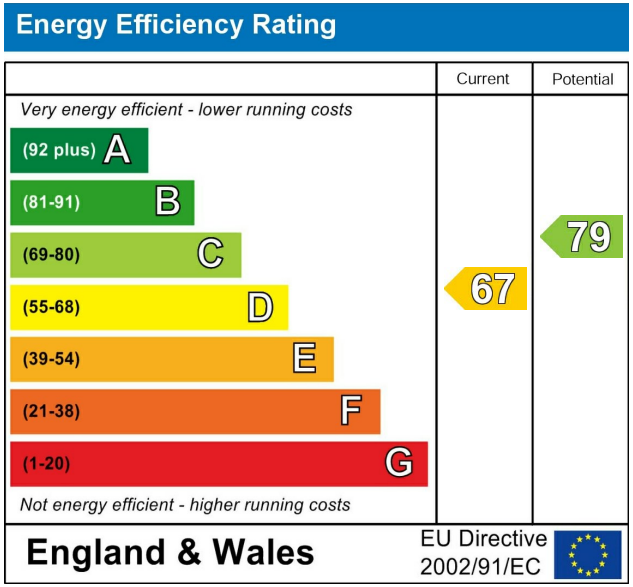
The Grangeway , N21 **Approximate Gross Internal Area** = 603 sq ft / 56.0 sq m



First Floor



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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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