



Fairlawn Close, N14

£425,000

Havilands

the advantage of experience



- Two Bedroom, Ground Floor Maisonette with Garage En-Bloc
- Quiet Cul-De-Sac Location
- Direct Access to Private Garden
- Walking Distance to both Oakwood and Southgate Underground Stations (Piccadilly line)
- Within Easy Reach of Southgate High Street Shopping, Restaurants and Amenities, and Oakwood Park
- In Catchment for Several Sought after Schools including West Grove Primary and Osidge Primary



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



Havilands are delighted to present this TWO BEDROOM, GROUND FLOOR MAISONETTE on Fairlawn Close, N14. Well presented throughout and offering 708 sq ft of space the property is comprised of reception room, kitchen with direct access to private garden, two double bedrooms, modern bathroom and ample storage. Outside the low maintenance garden extends to 33ft. Plus garage en-bloc. Ideally located on a quiet cul-de-sac off Chase Road the property is walking distance to both Oakwood Underground and Southgate Underground Stations (Piccadilly line). As well as this the property is within easy reach of Southgate High Street shopping, restaurants and amenities, Oakwood local shops and several green spaces including Oakwood Park.

The property is also in catchment for several sought after schools including West Grove Primary and Osidge Primary. Viewing highly recommended.

Tenure: Leasehold (126 Years Remaining)

Service Charge: N/A

Ground Rent: £150 Per Annum

Local Authority: Enfield

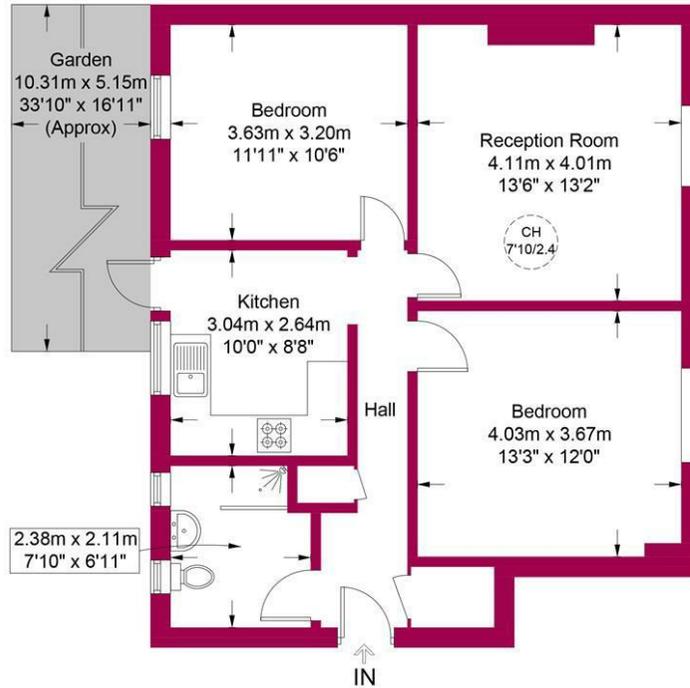
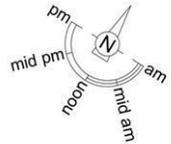
Council Tax Band: C (2024/25 £1,835.98)

EPC: Currently 63D Potentially 73C

For more images of this property please visit [havilands.co.uk](https://www.havilands.co.uk)

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Approximate Gross Internal Area = 708 sq ft / 65.8 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.



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