



Pennington Drive, Winchmore Hill

£1,650 Per Month



the advantage of experience



- 2 bedroom apartment to let in Highlands Village
- Large master bedroom
- Family bathroom
- High ceilings throughout
- Large communal gardens
- Available from 21st March 2026
- Unfurnished
- Minimum Income Required: £49,500 Per Annum

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



Havilands are delighted to present this spacious two bedroom, ground floor apartment in Regan Lodge, Highlands Village. This larger than average Edwardian conversion boasts a large reception, kitchen, two bedrooms with built in wardrobes to both bedrooms and a family bathroom. More features include high ceilings throughout (12') and well kept communal gardens.

This location is within the ever popular Highlands Village and its amenities and within easy reach of Grange Park Station (Moorgate approx. 30mins) and Oakwood Piccadilly Line. Plus the property is in catchment of some of Winchmore Hill's finest schools - both primary and secondary. Viewing highly recommended.

Minimum Income Required: £49,500 PA

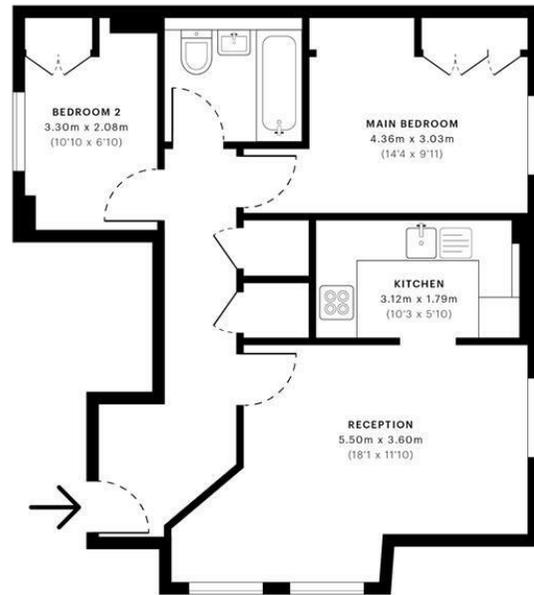
Offered Unfurnished

Available 21st March 2026

Council Tax Band: D (2025/26 £2,164.02)

5 Weeks Deposit

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— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
55.40 sqm / 596.32 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes voids, mezzanines, restricted head heights
52.26 sqm / 562.52 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. Pests and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 57.37 sqm / 617.53 sqft
IPMS 3C RESIDENTIAL: 54.27 sqm / 584.16 sqft
iprc id: 618bcb92058450De6d35ba2f9

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY



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