



Maplin Close, Winchmore Hill

£475,000

Havilands

the advantage of experience



- Three Bedroom, Second Floor Purpose Built Apartment
- Garage
- 120 Years Remaining
- Secure Communal Gardens
- Near to Several Sought After Schools including Eversley Primary School (OUTSTANDING), Grange Park Primary School and Highlands Secondary School (OUTSTANDING)
- Within Easy Reach of Grange Park mainline station (0.7 miles) (Moorgate approx. 30 mins) and Southgate Underground (Piccadilly line)

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

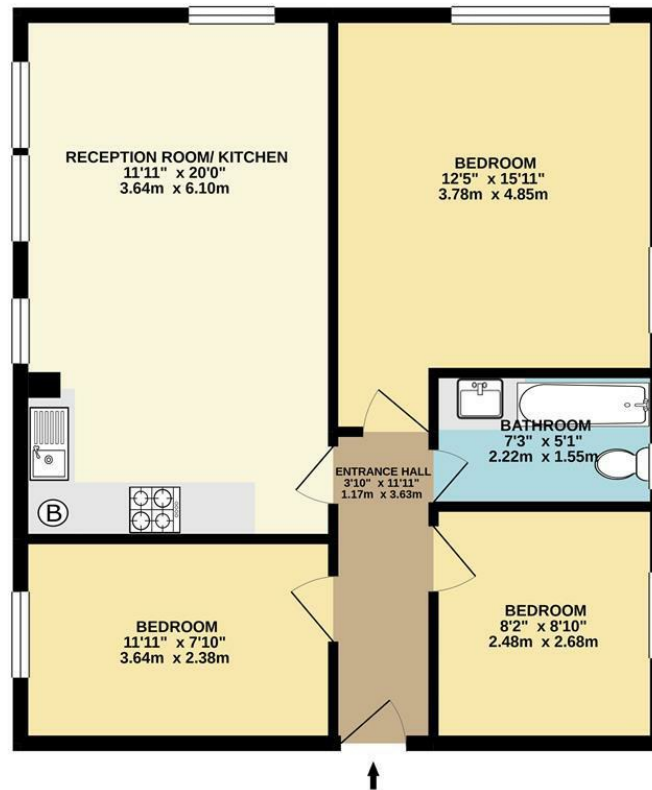


Havilands are pleased to offer for sale this three bedroom, second floor, purpose-built apartment with garage - situated on Eversley Park Road, N21. The apartment features a bright and spacious lounge/diner with open plan modern kitchen, three bedrooms and family bathroom. The property is within walking distance of Grange Park mainline station (0.7 miles) (Moorgate approx. 30 mins) and Southgate Underground (Piccadilly line) just over a mile away. There are a number of sought after schools nearby including Eversley Primary School (OUTSTANDING), Grange Park Primary School and Highlands Secondary School (OUTSTANDING). The property further benefits from a long lease of 120 years and secure, well kept communal gardens. Viewings are Highly Recommended!

Tenure: Leasehold - 120 Years Remaining
 Service Charge: £1800 Per Annum
 Ground Rent: £200 Per Annum
 Local Authority: Enfield
 Council Tax Band: D (2025/26 £2,164.02)
 EPC: Currently 65D Potentially 79C

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2ND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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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come by and meet the team
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