

Merridene, Grange Park

£1,750 Per Month

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- **Minimum working income required £54,000 Per Annum**
- Two Bedroom, Second (Top Floor) Apartment.
- Walking Distance to Grange Park Mainline Station (Moorgate Approx 30 Mins).
- Within Catchment of St Pauls CofE Primary, Grange Park Primary School, Highlands Secondary Schools (OUTSTANDING).
- Local Shops & Amenities Nearby on The Grangeway.
- Available Immediately and Offered Unfurnished.

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

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Havilands are pleased to offer To Let this TWO BEDROOM APARTMENT on Merridene, N21. Available immediately and offered unfurnished. Offering 649 sq ft and located on the second (top) floor the property is comprised of two bedrooms, spacious reception room, kitchen and family bathroom, plus a multi functional storage room /home office space.

Located in the heart of Grange Park and offering excellent transport links, the property is a stone's throw from Grange Park National Rail (Moorgate approx. 30 mins). Plus Southgate Underground (Piccadilly Line) and several bus routes are within easy reach. Local cafes, shops and amenities along The Grangeway are all close by plus further amenities and shops can be found in close by Winchmore Hill Green and Enfield Town Shopping Centre.

For families the property is in catchment of several sought after schools including St Pauls CofE Primary, Grange Park Primary and Highlands Secondary (OUTSTANDING) and convenient for Grange Park Prep and Keble Prep. Viewing highly recommended.

Minimum working income required £54,000 Per Annum

Property Information:

Available Immediately

Offered Unfurnished

Local Authority: Enfield Borough

Council Tax: Band D (2026/2027 £2,267.67)

EPC Rating: Current 67(D); Potential 82(C)

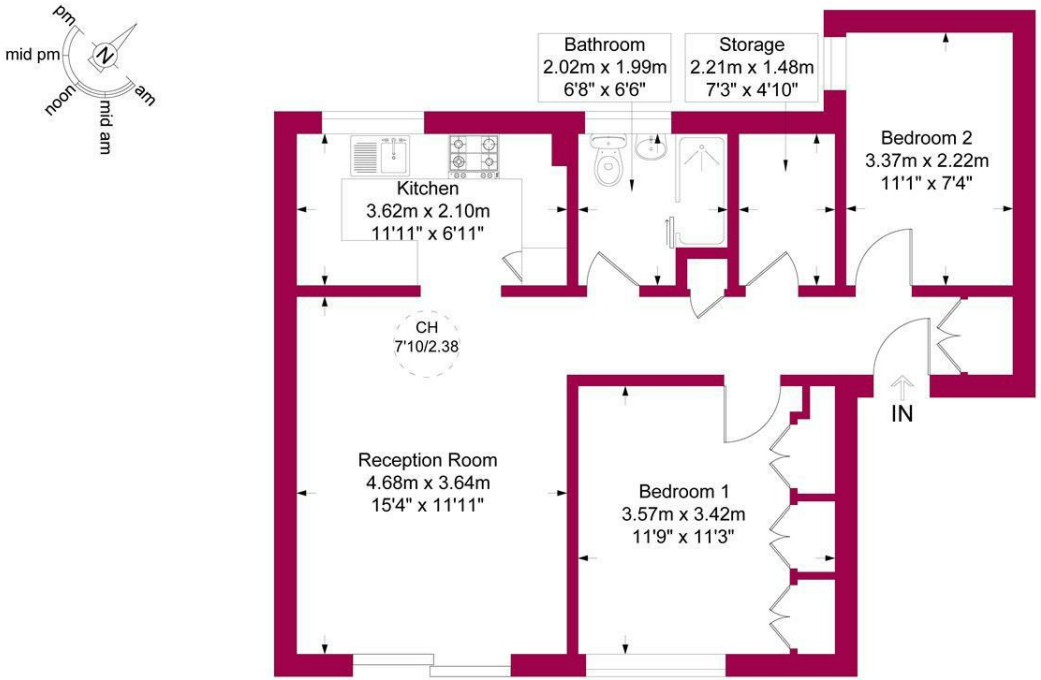
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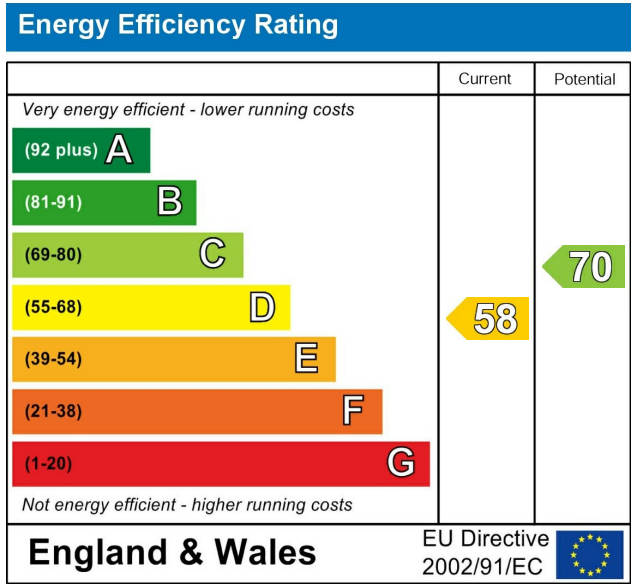
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Merridene, N21

Approximate Gross Internal Area = 649 sq ft / 60.2 sq m



Second 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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