



**BANTING DRIVE, N21**  
**£350,000 LEASEHOLD**

## **A TWO BEDROOM GROUND FLOOR APARTMENT SET WITHIN AN PERIOD BUILDING WITH ALLOCATED PARKING**

**Palmers Green | 020 8920 9900 | [palmersgreen@winkworth.co.uk](mailto:palmersgreen@winkworth.co.uk)**

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## **DESCRIPTION:**

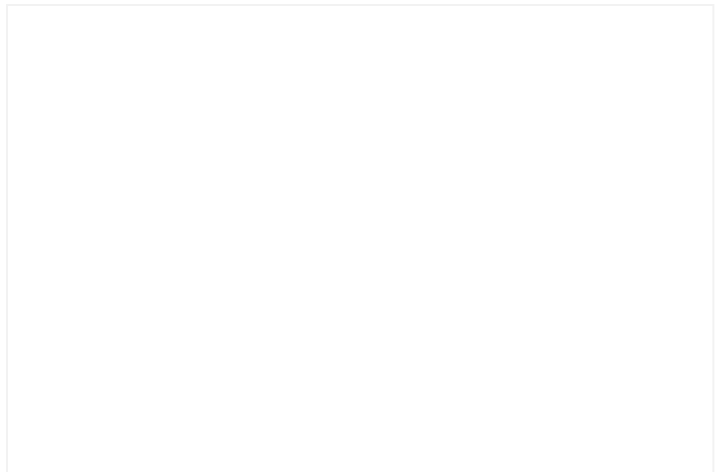
New to the market is this charming two-bedroom ground floor apartment located in the highly desirable Highlands Village. The property offers over 500. Sq. Ft of internal living space and is comprised of two bedrooms, family bathroom, spacious lounge/diner and a separate kitchen. Offered with a new lease of 990 years (awaiting registration on land registry), the property also comes with allocated parking.

The property is easily accessible to Grange Park Mainline station offering direct rail links into central London (Moorgate approx. 30 mins) with both Southgate and Oakwood Underground Stations (Piccadilly) also within easy reach. An ideal property for first time buyers or investors. Additional benefits such as catchment area for a number of local sought after schools including Grange Park, Merryhills & Eversley Primary Schools as well as Highlands School, there are also number of local shops and amenities nearby including Sainsburys.

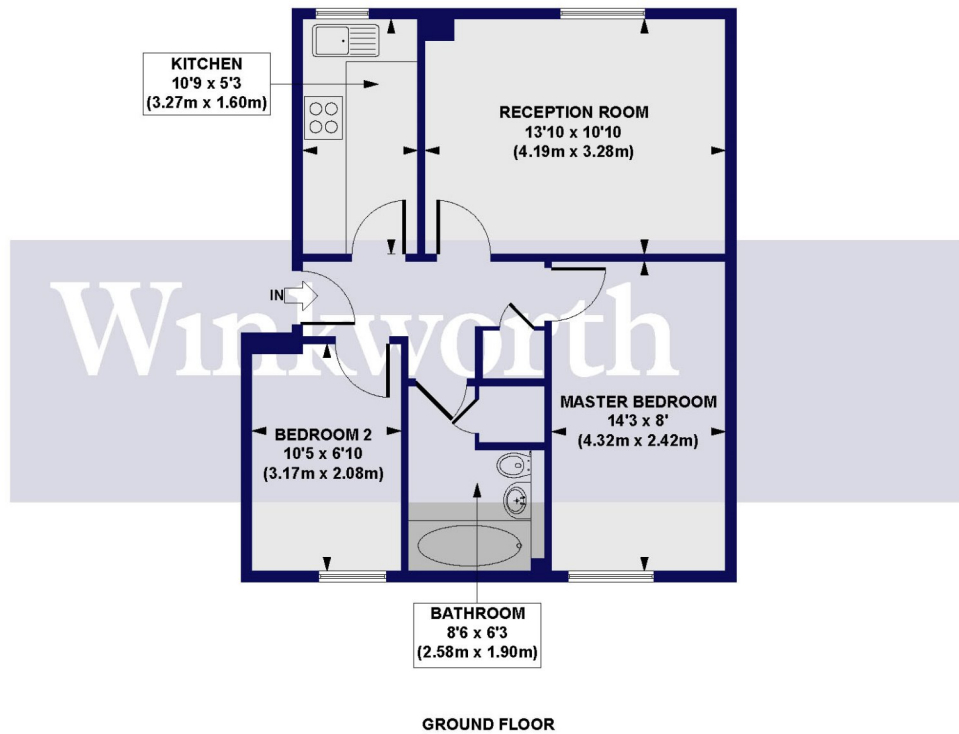
Viewings & Offers Encouraged



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>71</b>	<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



**Banting Drive, N21**  
Approx. Gross Internal Floor Area 511 sq. ft / 47.50 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold

**Term:** 990 year and 1 months

**Service Charge:** £2832 per annum

**Ground Rent:** Peppercorn

**Council Tax Band:** C – Enfield Council

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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