

**PENNINGTON DRIVE, N21**  
**£260,000 LEASEHOLD**

**A SPACIOUS TWO-BEDROOM APARTMENT LOCATED IN THE POPULAR HIGHLANDS VILLAGE, REQUIRING MODERNISATION THROUGHOUT.**

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## DESCRIPTION:

A two-bedroom apartment requiring modernisation and offered for sale chain-free. The property is situated on the first floor of a Victorian conversion in the popular Highlands Village, within easy reach of the highly regarded Eversley and Grange Park Primary Schools, as well as Highlands Secondary School. There is also a Sainsbury's superstore, pharmacy, nursery, and a bus service to Oakwood tube station (Piccadilly Line) nearby. The property would be ideal for an investor or a first-time buyer looking for a home they can personalise. Offered for sale with no onward chain, new 125-year lease on completion, and no ground rent premium.

**Tenure:** Leasehold

**Term:** New 125-year lease granted on completion

**Service Charge:** £1378.95 per annum

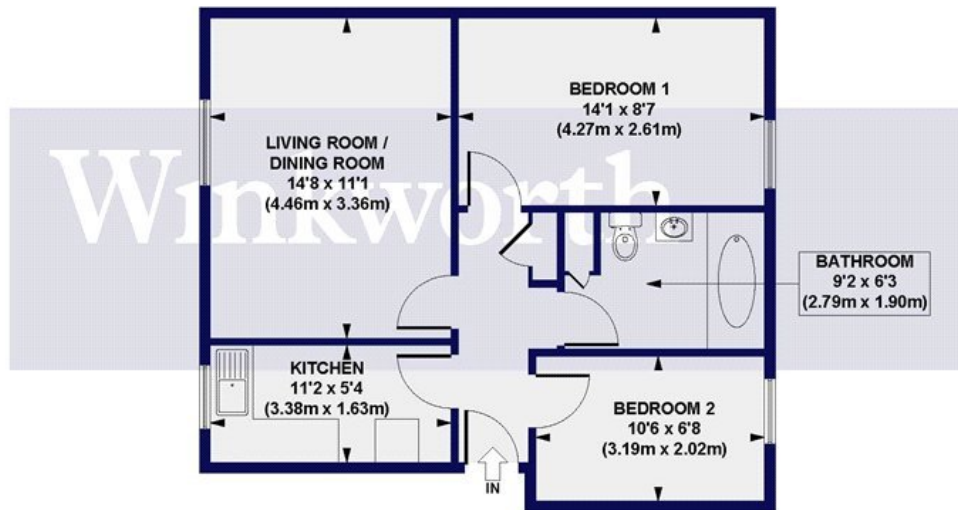
**Ground Rent:** £0

**Council Tax:** London Borough of Enfield – Band C





**Asbury Court, Pennington Drive, N21**  
 Approx. Gross Internal Floor Area 534 sq. ft / 49.57 sq. m



FIRST FLOOR

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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