



Pennington Drive, N21

Offers Over £350,000 *Leasehold*

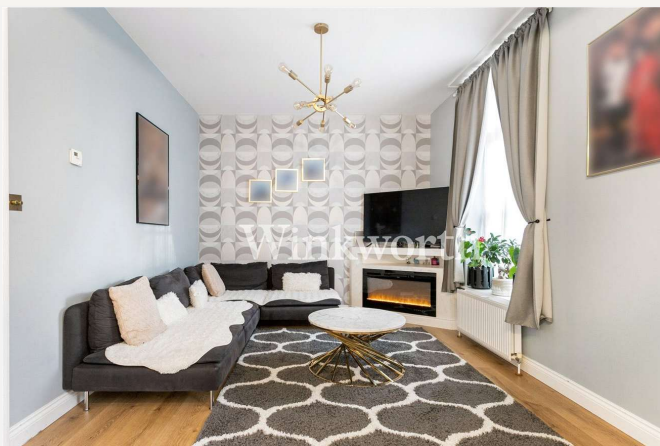
A beautifully presented apartment with high ceilings and sash windows, set on the ground floor a converted period building in the sought-after Highlands Village, in easy reach of highly regarded schools, public transport links, and open spaces.

The property has been significantly updated by the current owner creating a light and stylish interior with modern finishing touches. You will find a spacious open plan kitchen and living room with two sash windows drawing in natural light.

KEY FEATURES

2 1 1

- Two Bedroom Ground-Floor Apartment
- Beautifully Updated Throughout
- Open-Plan Living Room/Kitchen
- High Ceilings and Sash Windows
- Luxury Shower Room
- Situated in the Popular Highlands Village
- Easy Reach of the Highly Regarded Eversley, Grange Park, and Merryhills Primary Schools, and Highlands Secondary School
- Residents Parking
- Close to Shopping Amenities and Open Spaces



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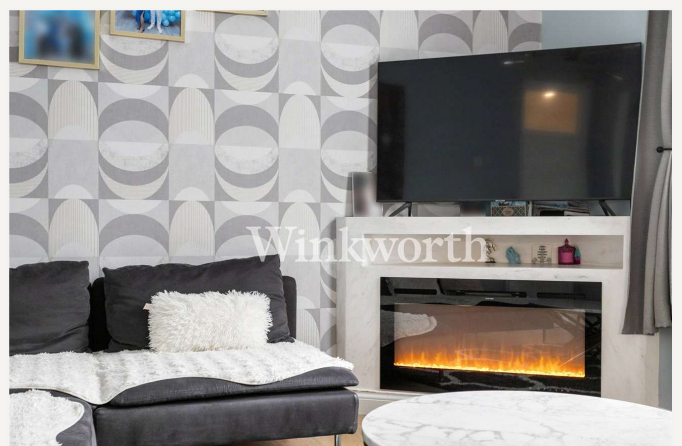
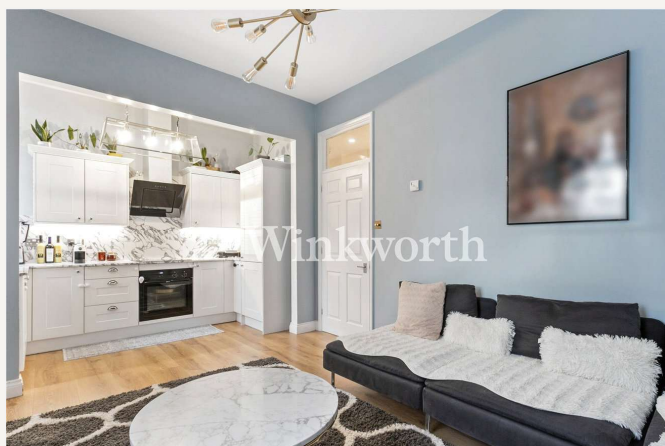
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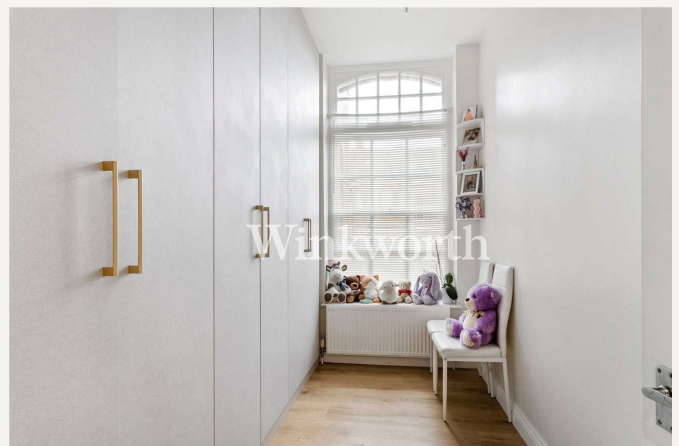
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The kitchen features modern wall and base units with a marble worktop and splashback, and integrated appliances. The living room benefits from a built-in entertainment unit with an electric real flame-effect fire. There are two well-proportioned bedrooms with built in wardrobes and a luxury shower room. Additional benefits include an intercom entry phone system, gas central heating, and residents parking. Set within the beautifully landscaped grounds of the former Highlands Hospital, the property is within easy reach of Grange Park Mainline Station (to Moorgate via Finsbury Park), as well as Oakwood tube (Piccadilly Line). You will also find an excellent choice of schools nearby, including Eversley, Merryhills, and Grange Park Primary Schools, as well as Highlands Secondary School. The location is also ideal for those who enjoy open spaces, with the expanses of Grovelands Park and Trent Park nearby. Residents enjoy excellent local amenities, including a Sainsbury's supermarket, nursery, chemist, and doctor's surgery - all within the Highlands Village.





MATERIAL INFO

Tenure: Leasehold

Term: Approximately 161 year and 7 months remaining

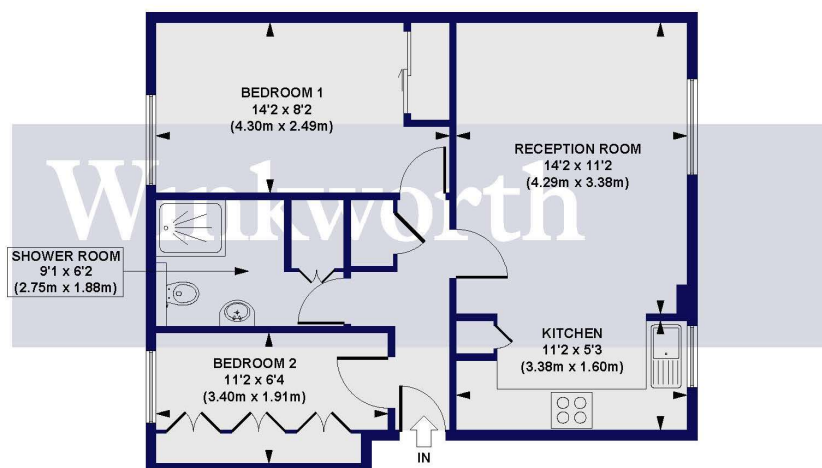
Service Charge: £2638.78 per annum

Ground Rent: Peppercorn

Council Tax: London Borough of Enfield - Band: D

EPC rating: C

Seacole Lodge, Pennington Drive, N21
Approx. Gross Internal Floor Area 517 sq. ft / 48.07 sq. m



GROUND 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



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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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