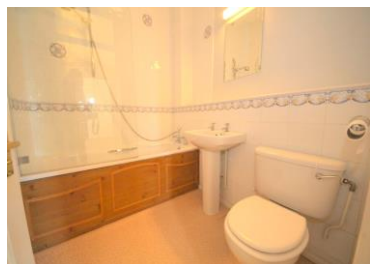


Pennington Drive, Winchmore Hill, N21

£445,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

****In sought after Highlands Village within catchment area for three Primary schools: Merry Hills, Grange Park and Eversley and Highlands Secondary School **** A simple stunning two double bedroom, two bathroom apartment ideally located for city commuters or a family with access to the local Sainsburys. Modern décor and fittings throughout. The property is entered via an entrance hall with storage cupboard giving access to two Large double bedrooms, one with built in wardrobes and en-suite shower, a family bathroom, a well fitted kitchen with white goods. Viewings are highly recommended. 165 year lease remaining.

In popular Highlands Village development

Victorian conversion

Large two double bedrooms

Modern décor with excellent finish

Modern bathroom and en-suite shower room

Fully fitted and integrated kitchen

T: 0208 213 3200 | E: borehamwood@ivygate.co.uk | Ivy

ivygate.co.uk

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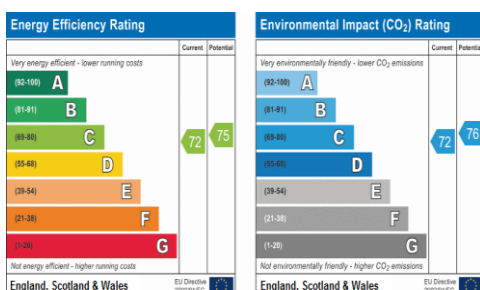
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Tenure: Leasehold

Council Tax: D

Local Authority: Enfield Council

EPC Rating: C

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.