



**Blackwell Close, Highlands Village, Winchmore Hill, London, N21**  
**Offers In Excess Of £375,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS



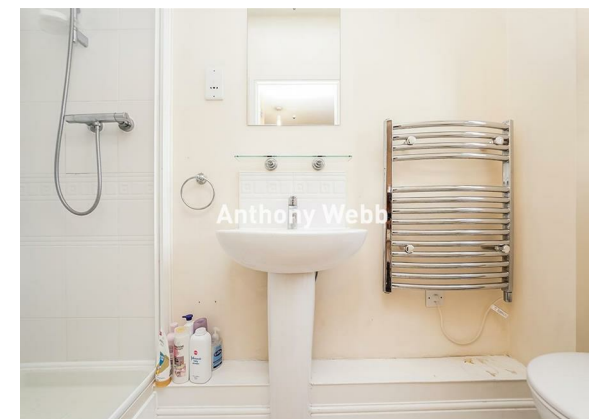
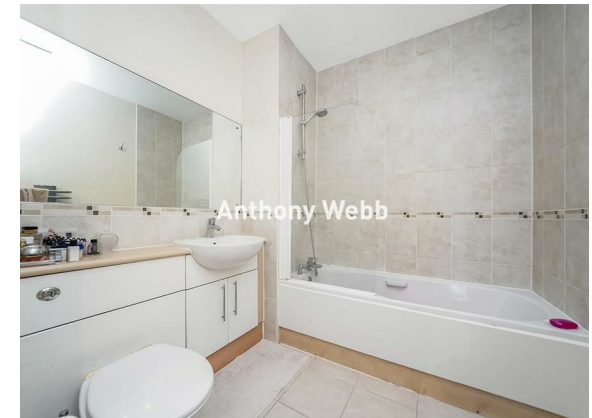
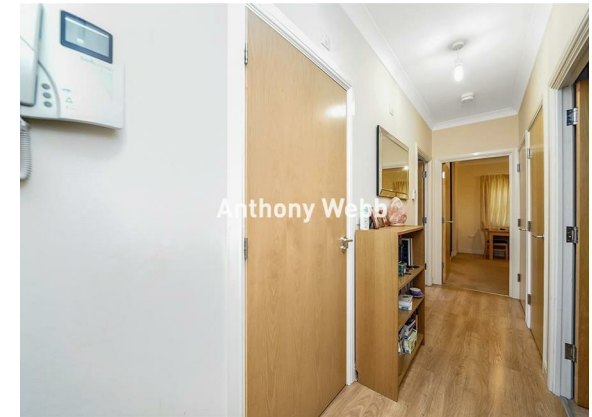
# Blackwell Close, Highlands Village, Winchmore Hill, London, N21

A CHAIN FREE two double bed, two bath/shower room second floor (top floor) apartment located in the popular Highlands Village development. Built in 2007 The property offers a light, open-plan living/dining space, fitted kitchen, secure communal entrance, entry phone system, allocated parking space and ample visitors parking, loft storage space, double glazed sash style windows throughout and views over the communal gardens from three sides.

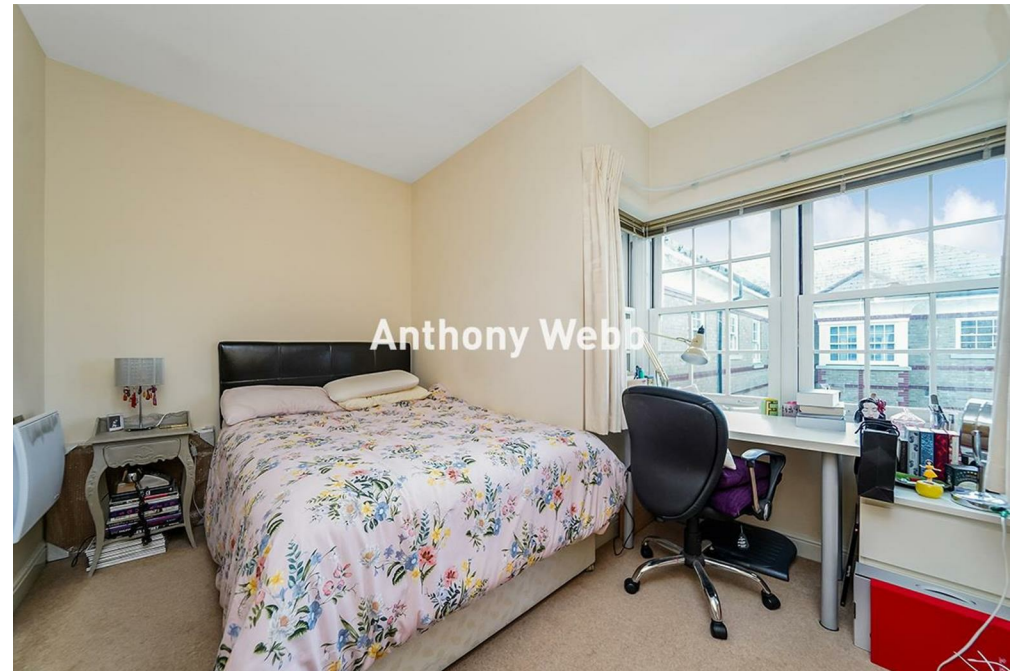
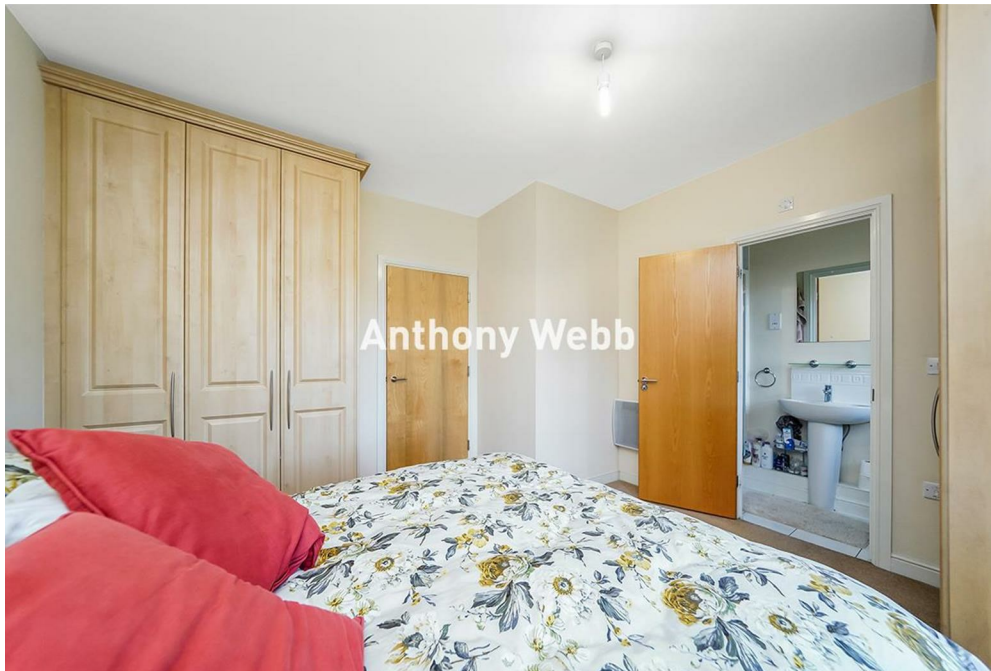
An ideal starter home or investment property, the apartment is located within easy reach of Eversley, Merryhills and Grange Park Primary Schools as well as Highlands Secondary School. The property is located within walking distance of Grange Park Mainline Station offering direct rail links into Moorgate. A short drive from the property are both Oakwood & Southgate Underground Stations (Piccadilly) also offering direct rail links into London. There are a number of local shops and amenities within easy reach of the property including Sainsbury's supermarket (Highlands Village).

The property is offered with a lease of 150 years.  
Service charges-£2346 p.a  
Ground rent-£270 p.a  
Council Tax band D

- Two bedrooms
- Modern apartment
- Second floor
- Living/dining space
- Fitted kitchen
- Two bath/shower rooms
- Double glazing
- Allocated parking space







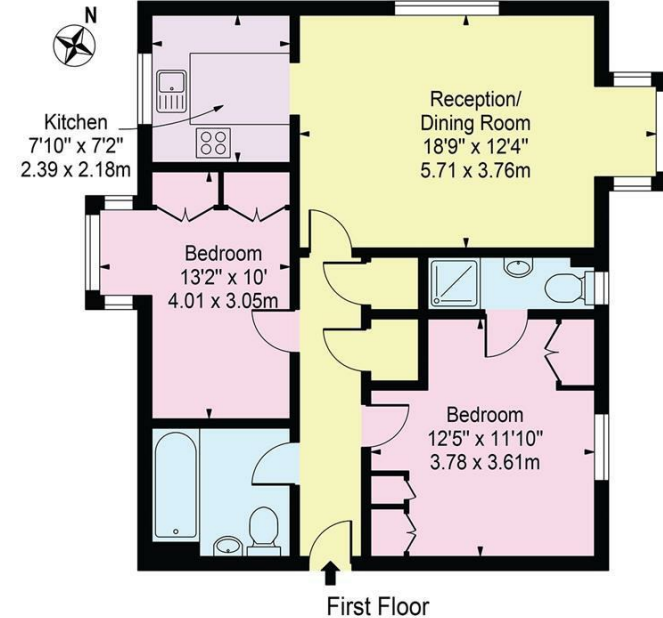
# Blackwell Close, Highlands Village Winchmore Hill London N21 1UL

Tenure: Leasehold  
Gross Internal Area: 689.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Blackwell Court, Winchmore Hill, N21 1UL Approx. Gross Internal Area 689 Sq Ft - 64.01 Sq M



First Floor

For Illustration Purposes Only - Not To Scale  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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