



Newsholme Drive, London

Offers In Excess Of £390,000

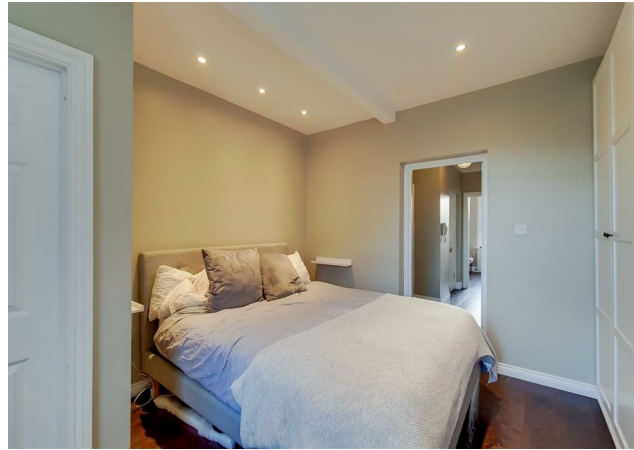
Havilands

the advantage of experience



- Two Bedroom Apartment
- Leasehold - 99 Years Remaining
- Chain Free
- First Floor
- Allocated Parking
- Communal Gardens
- Local Shops & Amenities Nearby inc. Sainsburys supermarket
- Walking Distance to Grange Park Mainline Station (Moorgate approx 30 mins)
- Catchment of Eversley Primary School & Highlands Secondary School
- Approx 5 minute drive to both Oakwood & Southgate Underground Stations (Piccadilly)

For more images of this property please visit havilands.co.uk



NO STAMP DUTY FOR FIRST TIME BUYERS

Havilands are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM APARTMENT on Newsholme Drive, N21. Situated in the highly sought after Highlands Village development, this property is located on the first floor and is comprised of two bedrooms with en-suite to the master bedroom, family bathroom, lounge and separate kitchen. The property also benefits from allocated parking and well manicured communal gardens. Offered with a remaining lease of 99 years, the apartment is within walking distance of Grange Park Mainline Station (Moorgate approx 30 mins) and an approx 5 minute drive to Oakwood and Southgate Underground stations (Piccadilly). Within walking distance of the property are a number of local shops and amenities including Sainsburys supermarket. The apartment is also within the catchment area of some of the Borough's most sought after schools including Eversley Primary School & Highlands Secondary School. To arrange a viewing, please do not hesitate to get in touch with a member of the team.

Property Information:

Tenure: Leasehold

Lease Remaining: 99 Years

Ground Rent: £250/year

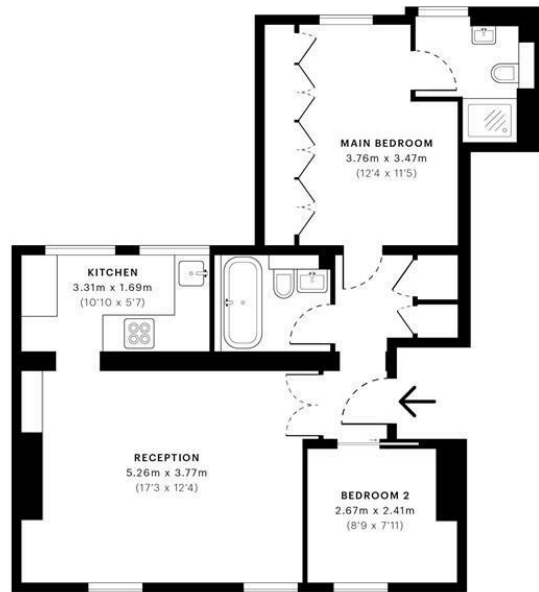
Service Charge: £2000/year

Local Authority: Enfield Borough

Council Tax: Band D (£2065.48 24/25)

EPC Rating: Current 7(C); Potential 8(B)

For more images of this property please visit havilands.co.uk



- First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
59.62 sqm / 641.74 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes windows, restricted head heights
53.46 sqm / 575.44 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Unlit use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. Pests and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 38 RESIDENTIAL: 59.83 sqm / 644.00 sqft
AREA 38 RESIDENTIAL: 54.88 sqm / 590.19 sqft
spsc id: 621769482aacad5d5ba098606

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY



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