



# Newsholme Drive, London

£1,900 Per Calendar Month

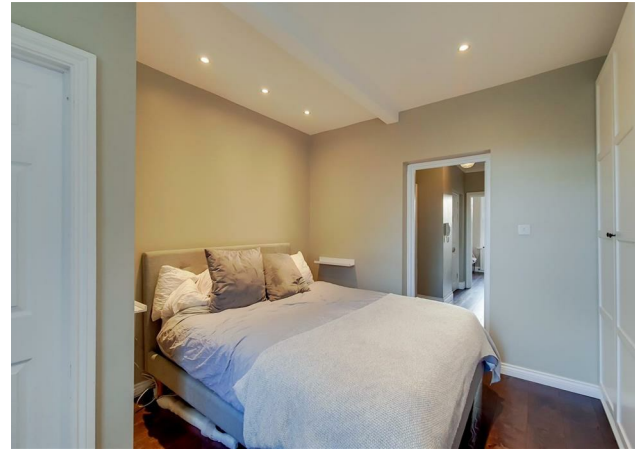
**Havilands**

the advantage of experience



- Two Bedroom Apartment
- Available June 2024
- First Floor
- Allocated Parking
- 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](https://havilands.co.uk)



Havilands are pleased to offer To Let, this TWO BEDROOM APARTMENT on Newsholme Drive, N21. Available in June 2024, the property is situated in the highly sought after Highlands Village development and located on the first floor. The property 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. 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.

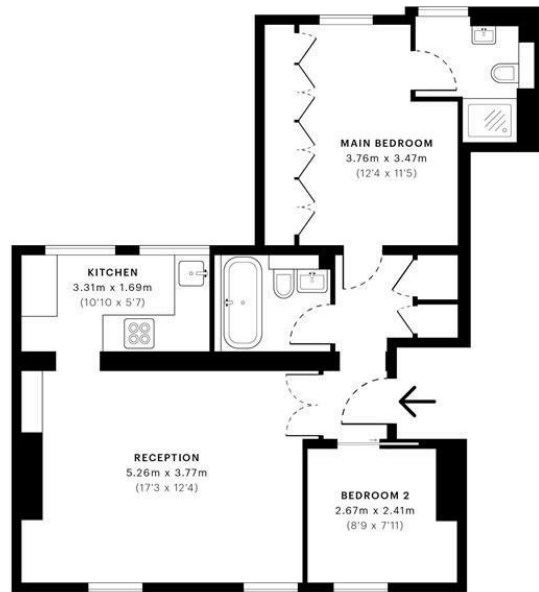
Property Information:

Local Authority: Enfield Borough

Council Tax: Band D (£1952.44 23/24)

EPC Rating: Current 71(C); Potential 81(B)

For more images of this property please visit [havilands.co.uk](https://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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

havilands | 020 8886 6262

come by and meet the team

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



the advantage of experience