



Newsholme Drive, London

Offers In Excess Of £355,000

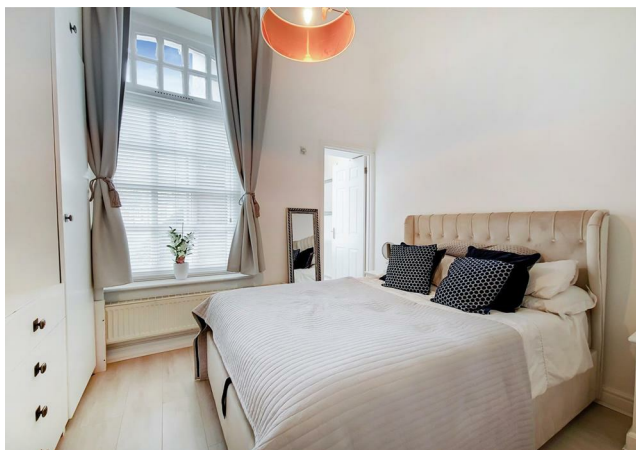
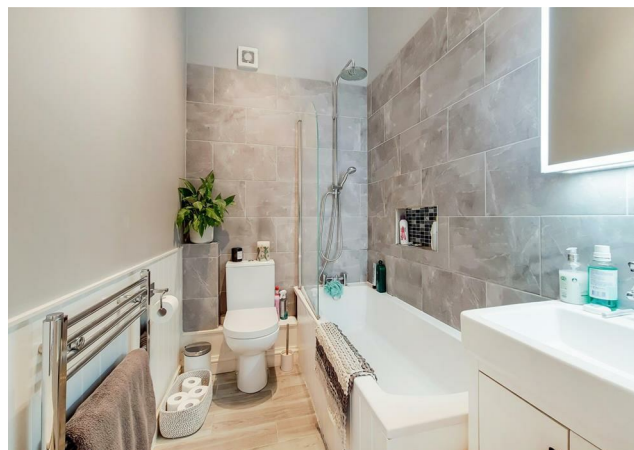
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- Two Bedroom Apartment
- Ground Floor
- Period Conversion
- En-Suite
- Walking Distance to Grange Park Mainline Station (Moorgate approx 30mins)
- Within Catchment of Merryhills, Eversley & Grange Park Primary Schools
- Within Catchment of Highlands School
- Local Shops & Amenities Nearby inc. Sainsburys

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



Havilands are pleased to offer For Sale, this TWO BEDROOM GROUND FLOOR APARTMENT in Ballentyne Court, N21. Located on the ever popular Highlands Village development, this period conversion offers 624sqft of living space and is comprised of: two bedrooms including en-suite to the master bedroom, family bathroom, lounge/diner and kitchen.

An ideal starter home or investment property, the apartment is located within the catchment area of Eversley, Merryhills and Grange Park Primary Schools as well as Highlands School. The property is located within walking distance of Grange Park Mainline Station offering direct rail links into central London (Moorgate approx 30 mins). 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 Sainsburys supermarket (Highlands Village). Offered with a remaining lease of 99 years, this property shouldn't be missed. To arrange a viewing, please get in touch with a member of the team.

Leasehold Information:

Tenure: Leasehold

Lease Length: 125 years from 01/01/1998 (98 years remaining)

G/Rent: £270/year approx

S/Charge: £2100/year approx

Local Authority: Enfield Borough

Council Tax: Band D (£2,065.48 24/25)

EPC Rating: Current 70(C); Potential 72(C)

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GROSS INTERNAL AREA (GIA)
The footprint of the property
58.05 sqm / 624.84 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes windows, restricted head height
55.04 sqm / 592.45 sqft

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

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



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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 3B RESIDENTIAL: 58.40 sqm / 629.75 sqft
AREA 3C RESIDENTIAL: 55.55 sqm / 597.94 sqft

spec id: 634264120e88390dc5d759d1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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come by and meet the team

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