



# Newsholme Drive, London

£450,000

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- Three Bedroom Apartment
- Chain Free
- First Floor
- 99 Year Lease Remaining
- Off-Street Parking
- Walking Distance to Grange Park Mainline Station (Moorgate approx 35mins)
- Within Easy Reach of Oakwood & Southgate Underground Stations (Piccadilly)
- Within Catchment of Eversley, Merryhills & Grange Park Primary Schools
- Within Catchment of Highlands School
- Accessible by Lift or Stairs

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM APARTMENT located within Rutherford Court, N21. Positioned on the FIRST FLOOR, this purpose built property offers 885sqft of living space and is comprised of three bedrooms including en-suite to the master bedroom, family bathroom, kitchen and lounge/diner extending over 20ft in length. The property also benefits from off-street parking (communal) and a remaining lease of 99 years and is accessible via stairs or lift. An ideal starter home or investment property, the apartment is conveniently located within walking distance of Grange Park Mainline Station (Moorgate approx 35mins) in addition to being within easy reach by car or public transport of both Oakwood & Southgate Underground Stations (Piccadilly). The property also falls within the catchment area of a number of sought after local schools including Merryhills, Eversley & Grange Park Primary Schools as well as Highlands School. There are also a number of local shops and amenities including Sainsburys supermarket within easy reach of the property. The apartment is also within close proximity to Oakwood, Grovelands and Trent Parks all offering plenty of green space as well as social and leisure activities throughout the year. Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch with one of the team.

Leasehold Information:

Tenure: Leasehold

Lease Length: 125 Years from 01/12/1998

Lease Remaining: 99 Years

G/Rent: £175.00/year

S/Charge: £3700/year

Local Authority: Enfield Borough

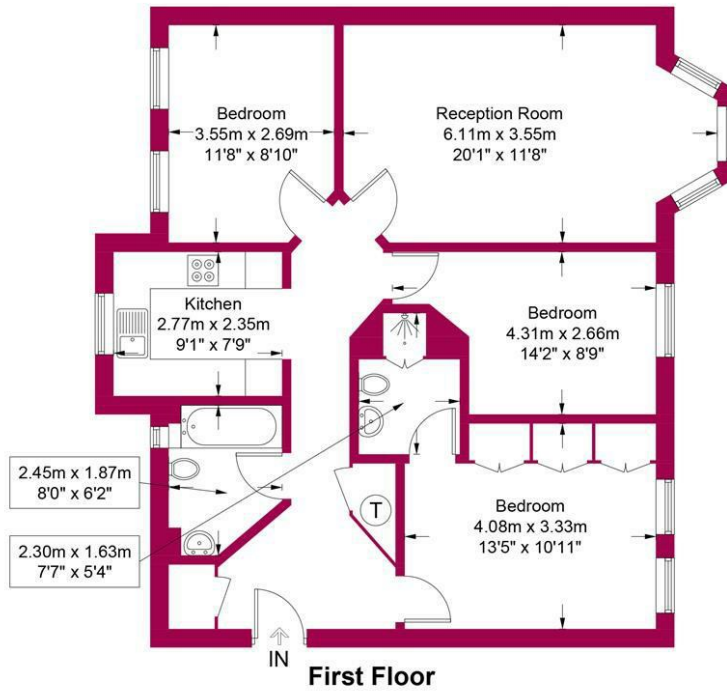
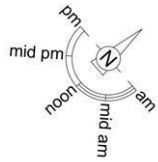
Council Tax: Band E (£2524.48 24/25)

EPC Rating: Current 76(C); Potential 79(C)

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)

# Rutherford Court, N21

Approximate Gross Internal Area = 885 sq ft / 82.2 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</b>	<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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 come by and meet the team  
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