



# Curie Lodge, London

£425,000

**Havilands**

the advantage of experience





- Two Double Bedroom Apartment
- Leasehold - 120 Years Remaining
- Built in 2019 - 4 Years NHBC Remaining
- Allocated Parking & Communal EV Charging Point
- Walking Distance to Oakwood Underground (Piccadilly) & Grange Park Mainline Station (Moorgate approx 35 mins)
- Within Catchment of Eversley & Merryhills Primary Schools
- Within Catchment of Highlands School
- Local Shops & Amenities Nearby inc. Sainsburys Supermarket.



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Havilands are delighted to offer for sale this TWO BEDROOM, FIRST FLOOR APARTMENT located within Curie Lodge, N21. Nestled in the popular Highlands Village, this ideal starter home offers 941 sqft of living space and features two double bedrooms, a family bathroom, and a spacious open-plan lounge/kitchen/dining room. The property also includes a storage room with potential to convert into a study, dressing room, or en-suite shower. With high ceilings and a bay window, the apartment is bright and airy, making it a comfortable living space.

Built in July 2019, the property comes with 4 years remaining on its NHBC warranty and a 120-year lease. Additional benefits include a designated parking space, visitor parking, access to a communal bike shed, electric car charging posts, and managed communal gardens. The communal areas are well-maintained, with regular cleaning by the management company.

Ideally located for families, the property falls within the catchment of sought-after schools including Merryhills Primary, Eversley Primary, and Highlands School. For commuters, it is walking distance to Oakwood Underground Station (Piccadilly Line) and Grange Park Mainline Station (Moorgate approx. 35 mins), with access to Overground and Thameslink services.

Local amenities include a Sainsbury's supermarket in Highlands Village, with both Southgate and Enfield Town nearby offering extensive shopping and leisure facilities. Viewing is highly recommended—contact us today to arrange yours.

#### Leasehold Information:

Tenure: Leasehold

Lease Length: 125 Years from 31/03/2019.

Lease Remaining: 120 Years

G/Rent: £-

S/Charge: £260pcm (inc. G/rent)

Local Authority: Enfield Borough

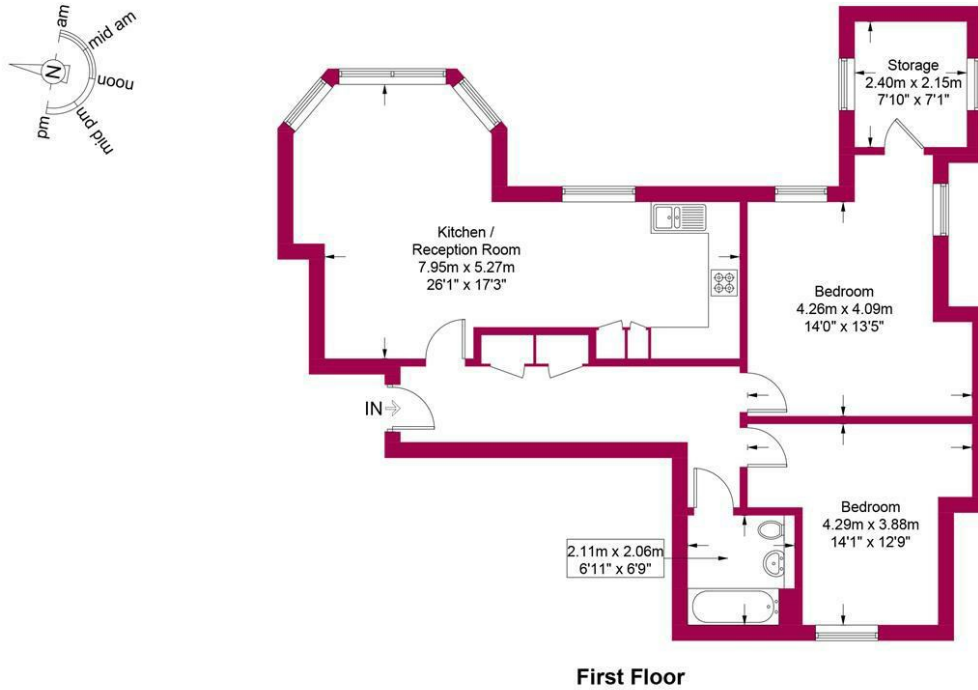
Council Tax: Band D (£2065.48 24/25)

EPC Rating: Current 83(B); Potential 83(B)

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

# Curie Lodge, N21

Approximate Gross Internal Area = 921 sq ft / 85.6 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</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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