



Penrose House, Newsholme Drive, Highlands Village, Winchmore

Let (Marketing)

£2,000 Per month (Available from 28th February 2026, Part furnished)





Baker and Chase are delighted to present this 1081 sq ft amazing unique 2-bedroom top floor apartment, in this magnificent Grade II listed building, offered complete with a stunning en-suite bathroom to the main bedroom plus parking. Available now!

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £60,000pa+.

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Baker and Chase are delighted to present this amazing unique 2-bedroom top floor apartment, in this magnificent Grade II listed building, located on the popular Highlands Village development, offered complete with a stunning en-suite bathroom to the main bedroom plus parking.

A viewing is an absolute must, for anyone looking for a stylish and peaceful home to come home to after work. This apartment is 1081 sq ft and is offered in immaculate condition throughout, after being mostly refurbished, with a modern bespoke kitchen, incredible shower wet room and separate WC, we believe this top floor apartment would be perfect for a professional couple or an individual.

Newsholme Drive, Highlands Village, is an outstanding location. There is access to good, local schools as well as excellent transport links including Grange Park B.R Train station (only 0.6 miles away), which serves London Moorgate via Finsbury Park. Oakwood Tube Station is only 0.9 miles away. Highlands (secondary school) & Eversley (infant/juniors) are both a five minute walk away and are both Ofsted Outstanding and Highland's Practice (the GP practice a three minute walk away) is excellent.

Offered part furnished and is available now.

For further details or to arrange your viewing, please contact our office.

Communal entrance

Communal front door leading to communal entrance hallway. Entryphone. Stairs to top floor landing.

Hallway

Wooden front door leading to a spacious long hallway. Wooden flooring, entryphone system, ceiling spotlights, 2 x double radiators, doors leading to all rooms. Loft access?? Storage cupboard. Wood flooring, wall mounted consumer unit. Second storage cupboard. Wood flooring, plumbing for washing machine.

Shower room

Ceramic mosaic style tiled flooring and walls, chrome heated towel rail, ceiling spotlights, walk in shower cubicle with shower riser rail and shower head, extractor fan, bowl style wash hand basin with cupboard below and storage. Wall mounted mirror.

Separate WC

Tiled flooring, ceiling spotlights, extractor fan, chrome heated towel rail, wall mounted wash hand basin with cupboard below, wall mounted mirror, low flush wc, storage.

Bedroom 2

Fitted carpet, double radiator, single glazed window to front.

Master Bedroom

Wood flooring, double radiator, single glazed window to rear, double mirror fronted sliding doors to fitted wardrobe, door to small storage cupboard.

En-suite

Stairs leading to En suite bathroom

Marble effect ceramic tiled flooring, chrome heated towel rail, low flush wc, bowl style wash hand basin, wall mounted mirror, extractor fan, ceiling spotlights, feature double glazed windows to front and both sides, double ceiling height, small step to walk in shower cubicle, large white deep bath with mixer tap and shower attachment.



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Living Room

Wood flooring, 2 x double radiators, high ceilings, single glazed windows to front and side aspect, 2 x floor to ceiling bookcases/storage units, understairs storage area, door to storage cupboard. Stairs going down to

Kitchen

Tiled flooring, ceiling spotlights, 2 small feature windows, range of wall and base units, tall storage units, floor standing Samsung fridge freezer, cooler unit, range cooker, extractor fan over, space and plumbing for dishwasher, mirror fronted door to storage cupboard housing Worcester combi boiler.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

Anti-Money Laundering Regulations & Right to Rent: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.





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Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

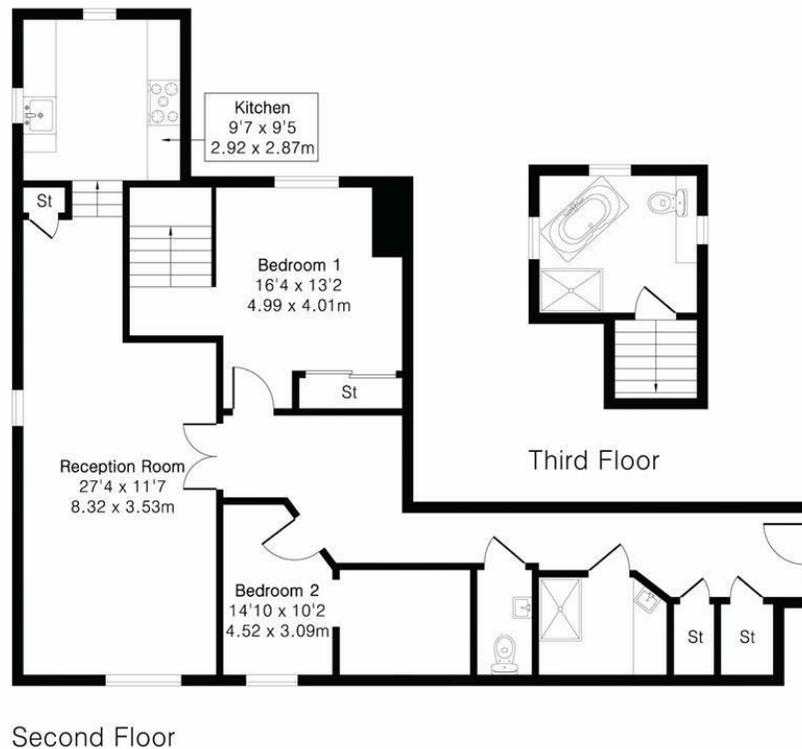




Approximate Gross Internal Area 1081 sq ft - 100 sq m

Second Floor Area 979 sq ft – 91 sq m

Third Floor Area 102 sq ft – 9 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: London Borough of Enfield / Council Tax Band: D / Deposit

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