



16 Newsholme Drive, London

£450,000

Havilands

the advantage of experience



- Chain-free two bedroom, two bathroom first floor apartment
- Located within the ever-popular Highlands Village development, N21
- Offering over 900 sq ft of well-planned accommodation
- Master bedroom with en-suite shower room plus separate family bathroom
- Spacious lounge/diner with adjoining kitchen
- Completely refurbished throughout
- Off-street parking
- Well-proportioned rooms enhanced by excellent ceiling height
- 96-year remaining lease



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



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM, TWO BATHROOM FIRST FLOOR apartment located in Penrose House, N21. Situated in the ever-popular Highlands Village development, the property offers over 900sqft of well-proportioned living space with notably high ceilings, and is comprised of: Two Bedrooms with en-suite to the Master Bedroom, Family Bathroom, Lounge/Diner and Kitchen. The property also benefits from off-street parking and a remaining lease of 96 years.

Highlands Village is ideally positioned between Winchmore Hill, Oakwood and Enfield Town. Developed on the former site of the historic Highlands Hospital, the area blends characterful period conversions with thoughtfully designed modern homes, all set within attractively landscaped surroundings that create a genuine village feel.

Refurbished completely throughout, the property is well placed for those considering educational options with a number of the areas most sought after schools nearby including Merryhills, Eversley and Grange Park Primary Schools as well as Highlands School. Additionally the property is within walking distance of Grange Park Mainline Station offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground and Thameslink services en-route. Highlands Village is well connected, with frequent bus services providing convenient access to surrounding areas.

Leasehold Information:

Tenure: Leasehold

Lease Length: 125 Years from 01/01/1998

Lease Remaining: 96 Years

G/Rent: £125/year

S/Charge: £3300/year (26/27)

Local Authority: Enfield Borough

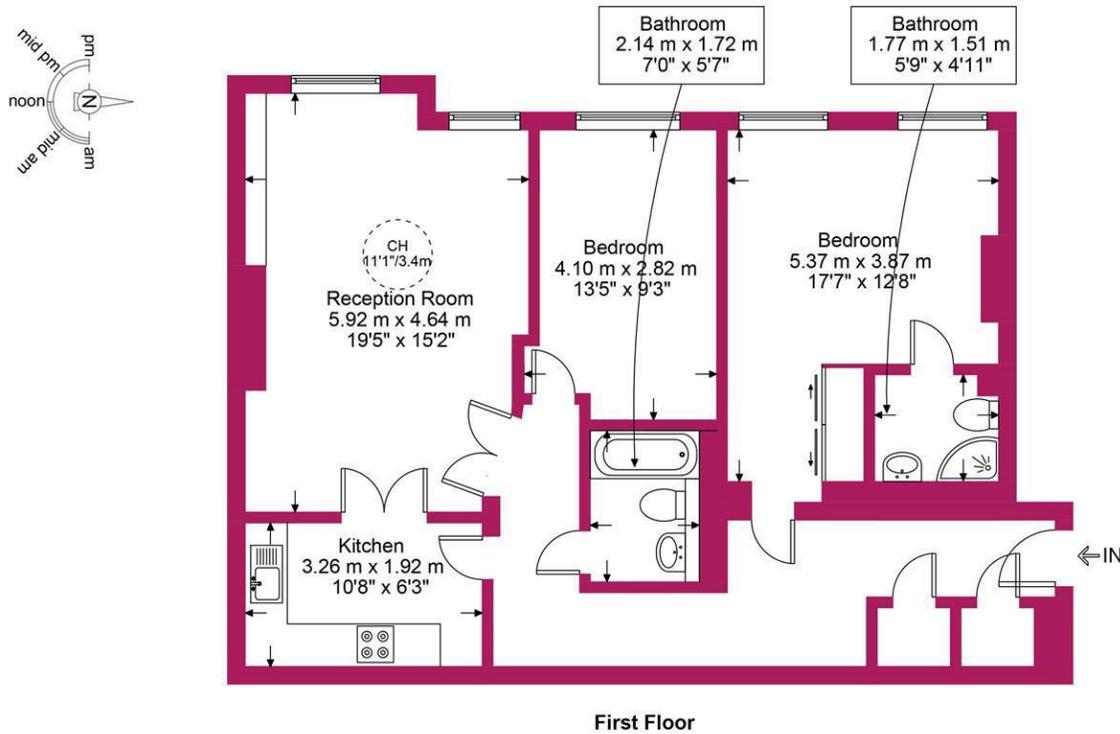
Council Tax: Band D (£2164.02 25/26)

EPC Rating: Current 79(C); Potential 82(B)

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

Penrose House, N21

Approximate Gross Internal Area = 908 sq ft / 84.39 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(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	



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.



havilands | 020 8886 6262
 come by and meet the team
 30 The Green, Winchmore Hill, London, N21 1AY

