



Tresilian Avenue, N21 1TJ
London





Tresilian Avenue, N21 1TJ

Offered for sale on a chain-free basis, this spacious two-bedroom ground floor period conversion flat is located in the highly sought-after Highlands Village area. With high ceilings throughout, the property features a spacious living room, a fitted kitchen, two sizeable bedrooms, ample storage and a three-piece bathroom suite. Benefiting from a long 162-year lease and allocated parking, this home provides both character and practicality.

Ideally situated within the catchment area for highly regarded schools including Eversley Primary School and Highlands Secondary School, both rated Outstanding by Ofsted. Commuters will appreciate the proximity to transport links, just 0.8 miles to Oakwood Underground Station (Piccadilly Line) and 0.8 miles to Grange Park Station, providing easy access to Central London. The property is within close reach of local shops, everyday amenities, and the wide open spaces of Trent Park, offering a perfect balance of urban convenience and green surroundings.

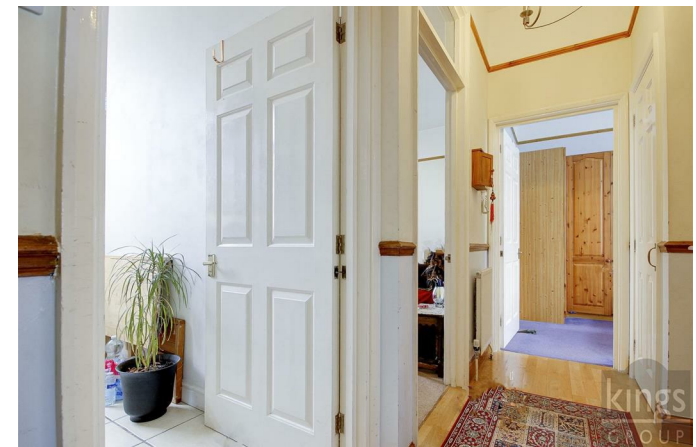
An ideal purchase for first-time buyers, families, or investors looking to secure a home in a well-connected and desirable North London neighbourhood.

Council Tax Band: D
Construction Type: Standard (Brick)
Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

£340,000



- Chain Free
- Leasehold: 162 Years Remaining
- High Ceilings Throughout
- 0.8 Miles to Oakwood Underground Station(Picadilly line) and 0.8 Miles to Grange Park Station
- Within Walking Distance of Local Shops and Amenities
- Two Bedroom Ground Floor Period Conversion
- Allocated Parking
- Within Catchment Area of Sought After Schools Including Eversley Primary School and Highlands Secondary School Both With an Outstanding Ofsted Rating
- Close Proximity of Green Spaces Including Trent Park
- Highly Sought After Highlands Village Location





TRESILIAN AVENUE
HAYWARD

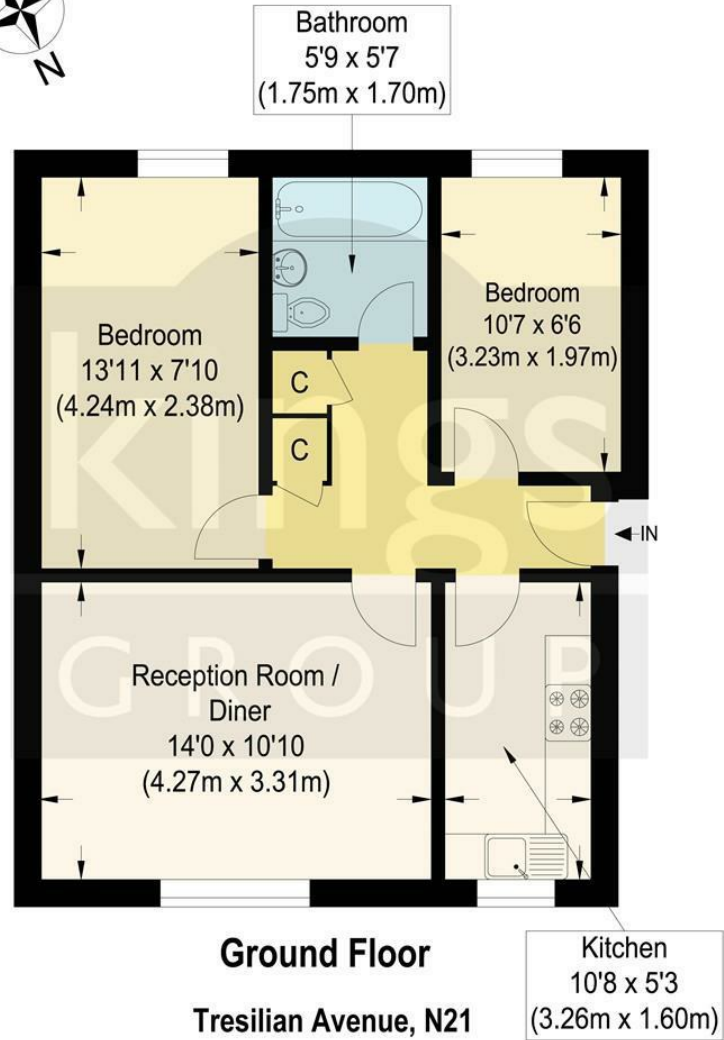
TRESILIAN AVENUE
HAYWARD



17

PENN
FLA

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures 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 the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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