

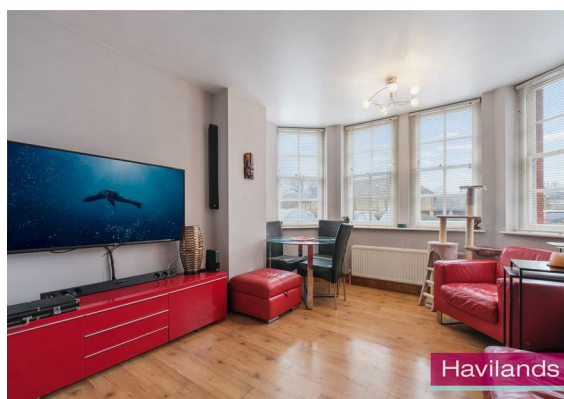


# Treves Close, London

£325,000

**Havilands**

the advantage of experience



- Two bedroom ground floor apartment
- Located within the popular Highlands Village development
- Almost 700sqft of well-proportioned accommodation
- Two bedrooms, including additional storage to the Master bedroom
- Spacious lounge/diner and separate kitchen
- Presented in good condition throughout
- Off-street parking available
- Well positioned for sought-after local schools including Merryhills, Eversley & Grange Park
- Walking distance to Grange Park Mainline Station (Moorgate approx. 30 mins)
- 999 Year Lease on Completion



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Havilands are pleased to offer For Sale, this TWO BEDROOM GROUND FLOOR apartment located within Penrose House, N21. Positioned in the ever-popular Highlands Village development, the property offers almost 700sqft of well-proportioned living space and is comprised of: two bedrooms with additional storage to the Master bedroom, family bathroom, spacious lounge/diner and kitchen. Further benefits include off-street parking and a new lease of 999 years (on completion).

Highlands Village is ideally situated between Winchmore Hill, Oakwood and Enfield Town. Developed on the former site of the historic Highlands Hospital, the area is well regarded for its blend of characterful period conversions and thoughtfully designed modern homes, all set within attractively landscaped communal grounds that create a genuine village feel.

The property is presented in good condition throughout and is well placed for families, with a number of the area's most sought-after schools nearby including Merryhills, Eversley and Grange Park Primary Schools, as well as Highlands School. For commuters, Grange Park Mainline Station is within walking distance, providing direct rail links into central London (Moorgate approx. 30 minutes) with connections to Overground, Underground and Thameslink services en-route. The area is further served by frequent bus routes offering convenient access to surrounding locations.

Leasehold Information:

Tenure: Leasehold

Lease Length: 99 years from 10/12/1998

Lease Remaining: 72 years (999 Years on completion)

Ground Rent: TBC

Service Charge: £204.36 pcm

Local Authority: Enfield Borough

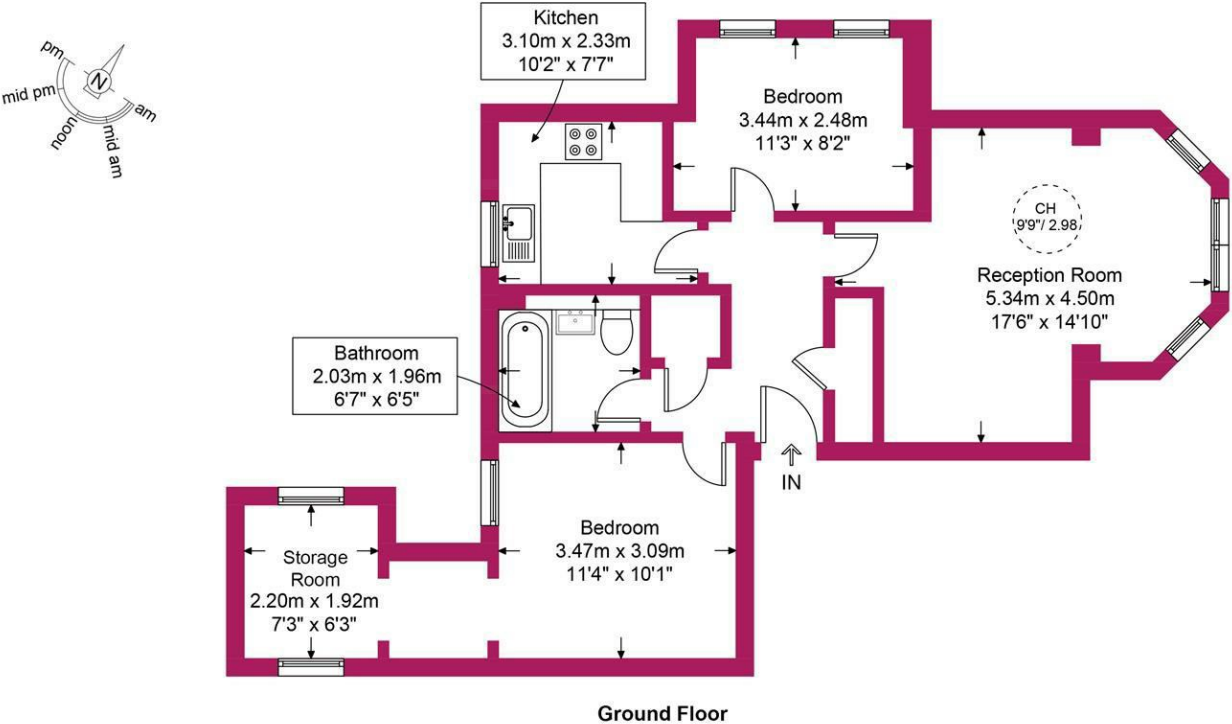
Council Tax: Band D (£2,164.02 - 2025/26)

EPC Rating: Current 61 (D); Potential 73 (C)

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

Treves Close, N21

Approximate Gross Internal Area = 692 sq ft / 64.32 sq m



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 73        |
| (55-68) D                                   | 61                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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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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