



# Highlands Avenue, London

Offers Over £750,000

**Havilands**

the advantage of experience





- 3 rec, 3 bed mid-terraced Townhouse
- Garage and off street parking
- South facing garden
- Open kitchen/diner
- Close to excellent schools
- Great transport links
- Close to shops and amenities
- EPC Rating: 75/C; potential 85/B



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



Havilands present this 3 rec, 3 bed, 2 bath mid-terraced townhouse with garage and off street parking, situated on the ever popular Highlands Village. The ground floor has a reception room with patio door leading to the south facing garden. There is a downstairs cloakroom, ample storage and access to the garage. The first floor features a large lounge with doors opening to a balcony; this leads to a third reception with double doors into the kitchen/dining room. The second floor features 3 bedrooms, the main having an en-suite shower room and built-in storage; family bathroom and further storage on the landing. Outside there is a south-facing garden plus off street parking to the front. Location wise, this home is within walking distance to some of the best schools in N21; excellent transport links and close proximity to some of the Borough's best parks.

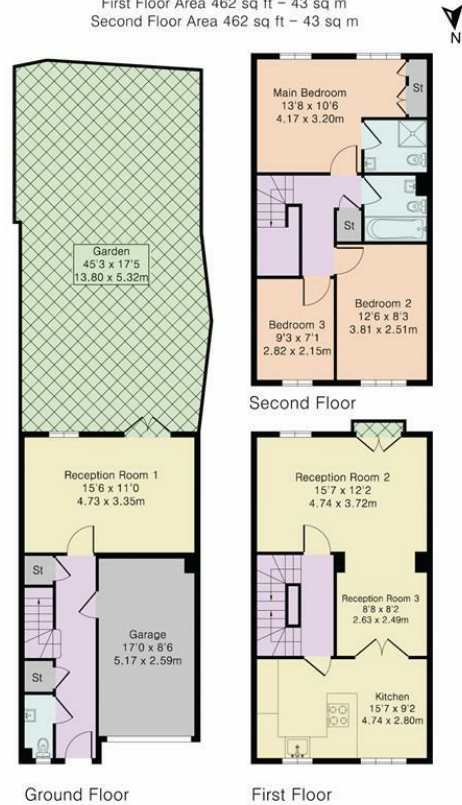
Tenure: Freehold

Council Tax Band: F

Energy Efficiency Rating: 75/C; potentially 85/B

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Approximate Gross Internal Area 1369 sq ft – 127 sq m  
 Ground Floor Area 445 sq ft – 41 sq m  
 First Floor Area 462 sq ft – 43 sq m  
 Second Floor Area 462 sq ft – 43 sq m



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



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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

