



**Penrose House**  
**Newsholme Drive**  
**London**  
**N21 1TW**

**Offers in Excess of £304,000**

**bettermove**

# Newsholme Drive London

Bettermove are proud to present this 2 bedroom flat in the historic development of Penrose House in Winchmore Hill.

The property benefits from double glazing, gas central heating throughout and has off street parking available via two allocated parking space. The council tax band is D.

This is a leasehold property with 98 years remaining on the lease; the ground rent is £200 per annum and the service charge is approximately £912 every 6 month.

The interior of this well presented property comprises a spacious living room with high vaulted ceilings and dining area, the fitted kitchen, two bedrooms including the master bedroom with an ensuite and the family bathroom located on the top floor of the building.

Located in a popular residential location, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Grange Park Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

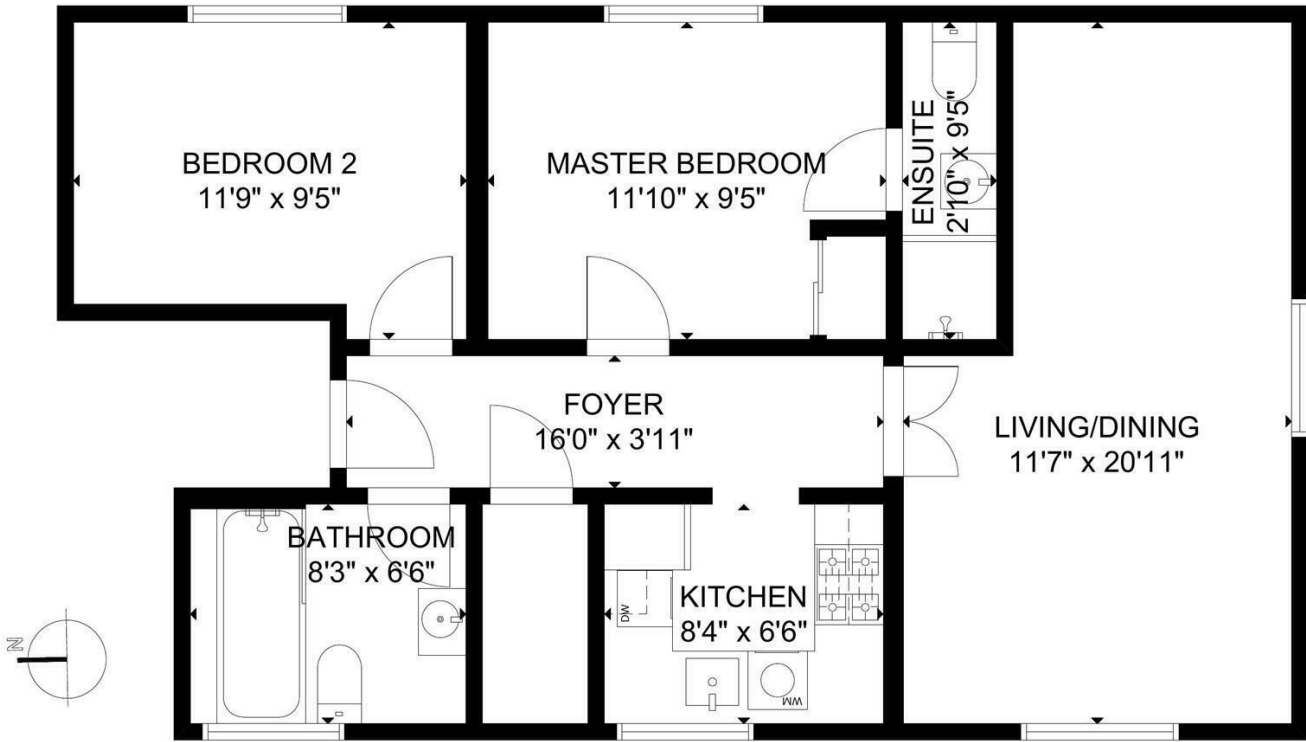
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.







FLOOR 1

GROSS INTERNAL AREA  
 TOTAL: 64 m<sup>2</sup>/688 sq ft  
 FLOOR 1: 64 m<sup>2</sup>/688 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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Please Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.