



**KINGSLY ESTATE AGENTS**

**2 Bedroom Flat for Sale - £270,000**

Newsholme Drive, London, UK, N21 1SQ



- TWO BEDROOM • OVER 65'S • RETIREMENT HOME • VACANT • COUNCIL TAX BAND F • EPC RATING B •
- SOLD VIA "SECURE SALE" • GATED CAR PARK

☎ 02088 844 844

✉ [info@kingsly.group](mailto:info@kingsly.group)

📍 315 Chase Road, Southgate, London N14 6JT

👉 [kingsly.group](http://kingsly.group)



Reg. Company: Kingsly Estate Agents Limited. Reg. Number: 15835275  
Reg. Address: 5 Braemore Court, Cockfosters Road, Barnet, EN4 0AE, England



## Description

Blake Court offers a welcoming and well-maintained environment designed exclusively for the over 65s. Situated on Newsholme Drive in the sought-after area of Winchmore Hill, this first-floor two-bedroom retirement flat provides comfortable and secure living within a friendly community.

The property features a bright and spacious living room with pleasant views, a fitted kitchen, two well-proportioned bedrooms, and a modern shower room. Residents benefit from well-kept communal gardens, gated car park, a residents' lounge, and lift access to all floors.

24 hour on-site staff, 1.5 hours weekly clean, and an active social community. The Court offers extra support services such as laundry and hot meals. Sainsburys Supermarket, GP Surgery and Pharmacy are all within close proximity.

The property, which has been re-carpeted and re-decorated throughout, features a bright and spacious living room with Juliet balcony and pleasant views, a fitted kitchen, two well-proportioned bedrooms, and a modern shower room. The master bedroom has a large walk-in wardrobe. The lease has been extended to 990 years and there is no ground rent to pay.

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Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £270,000.

## Location

Blake Court is ideally positioned on Newsholme Drive in the desirable Winchmore Hill area of north London. The neighbourhood offers a blend of convenience and tranquillity, with local shops, cafés, and essential services all within easy reach. Winchmore Hill Green, with its charming selection of restaurants and independent boutiques, is just a short walk away, while nearby parks and green spaces provide pleasant spots for relaxation.

Excellent transport links include Winchmore Hill railway station, offering direct services into central London, and several bus routes connecting to surrounding districts. Road access is equally convenient, with the A10 and North Circular Road close by. The area also benefits from a friendly, community-focused atmosphere, making it an attractive and comfortable place to live.



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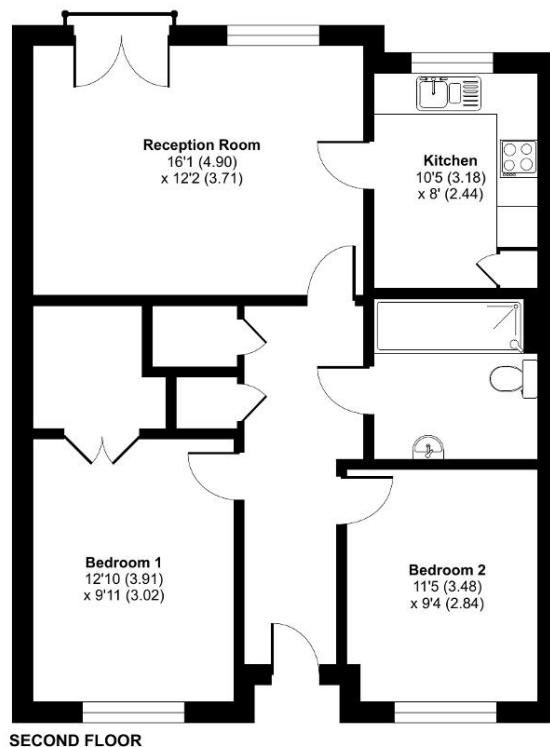
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## Newsholme Drive, London, N21

Approximate Area = 766 sq ft / 71.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsly Estate Agents, Southgate. REF: 1340804

### Additional Information

Sold via "Secure Sale"

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This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

#### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

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The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.  
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.  
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**  
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

