



# Gallus Close, Winchmore Hill

£350,000

**Havilands**

the advantage of experience



- Two Bedroom, Second (Top) Floor Apartment
- Cul-De-Sac Location
- Open Plan Kitchen / Reception Room
- Built-In Wardrobes to Master Bedroom
- In Catchment of Eversley Primary (OUTSTANDING)  
Grange Park Primary and Highlands Secondary (OUTSTANDING)
- In Easy Reach of Winchmore Hill Green and Southgate High Street Shops, Cafes and Amenities.
- Share of Freehold



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



Havilands



Havilands



Havilands



Havilands

Havilands are delighted to offer for sale this TWO BEDROOM, SECOND (TOP) FLOOR APARTMENT on Gallus Close, N21. Bright and airy throughout and offering 625 sq ft of living space the property is comprised of open plan kitchen/ reception room, two double bedrooms, with built in wardrobes to master and family bathroom. Located on a quiet cul-de-sac turning, within easy reach of Winchmore Hill Green and Southgate High Street shops, cafes and amenities. Plus the property is convenient for Winchmore Hill Station (Moorgate approx. 25 mins) and Southgate Underground (Piccadilly line). For families the property is in catchment for Eversley Primary (OUTSTANDING) Grange Park Primary and Highlands Secondary (OUTSTANDING). Viewing highly recommended.

Tenure: Share of Freehold

Lease Remaining: 115 Years

Local Authority: Enfield

Council Tax Band: D (2025/26 £2,267.67)

Service Charge: £1560 PA

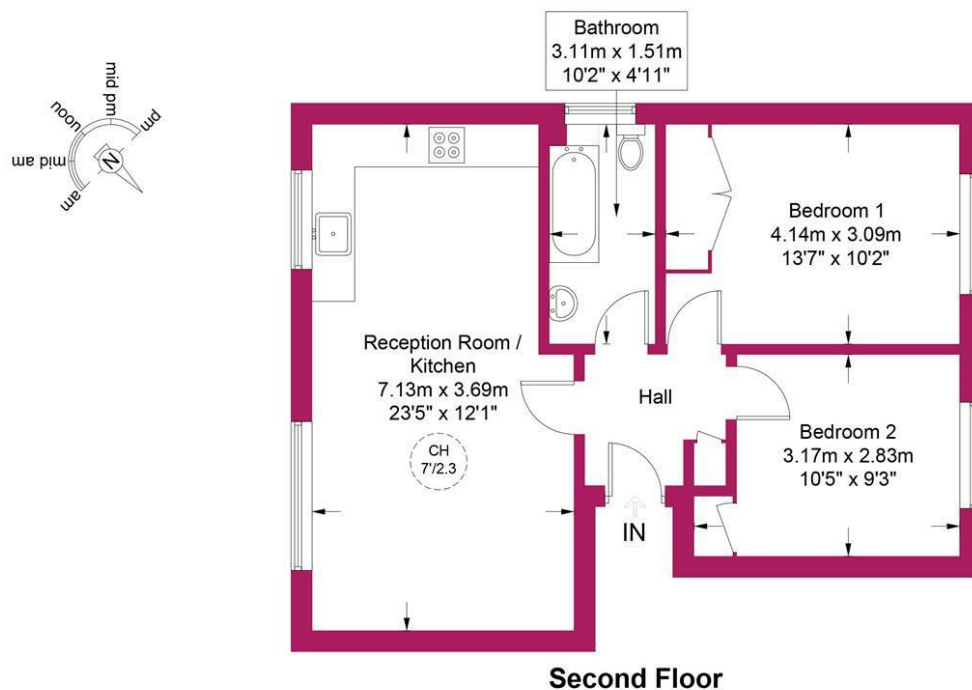
Ground Rent: £0 PA

EPC: Currently 72C Potentially 75C

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

## Gallus Close, N21

Approximate Gross Internal Area = 625 sq ft / 58.1 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>                            | <b>72</b>                  | <b>75</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<br>2002/91/EC |           |

**Havilands**

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.



havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

**Havilands**

the advantage of experience