



# Homewillow Close, London

£150,000

**Havilands**

the advantage of experience



- Over 60's Only
- One Bedroom Retirement Apartment
- First Floor
- Residents Parking
- Well Maintained Communal Gardens
- On-Site Guest Suite
- Lift Access
- Walking Distance to Grange Park Mainline Station (Moorgate approx 30 mins)
- Local Shops & Amenities Nearby

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



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this ONE BEDROOM, FIRST FLOOR RETIREMENT APARTMENT set within Homewillow Close, N21. Located in the ever popular Grange Park, the property offers 470sqft of living space and is comprised of: One Double Bedroom with built in wardrobes, spacious lounge/diner leading into an open-plan kitchen and a fully fitted bathroom. The property also benefits from Resident's Parking and beautifully maintained communal gardens.

The property is well placed with Grange Park Mainline Station within easy reach offering direct rail links into central London (Moorgate approx 30 mins) with connections to Overground, Underground and Thameslink Services en-route with places of interest including Alexandra Palace a few stops away. Additionally there are plenty of local shops and amenities along The Grangeway with Sainsburys and Waitrose supermarkets a short drive away.

Residents of Homewillow Close are also able to enjoy a plethora of in-house entertainment including film nights, bingo and many more in a relaxed and comfortable setting. Viewing is highly recommended - to arrange a viewing, please get in touch with one of the team.

Leasehold Information:

Tenure: Leasehold

Lease Remaining: 75 Years

G/Rent: Awaiting

S/Charge: Awaiting

Local Authority: Enfield Borough

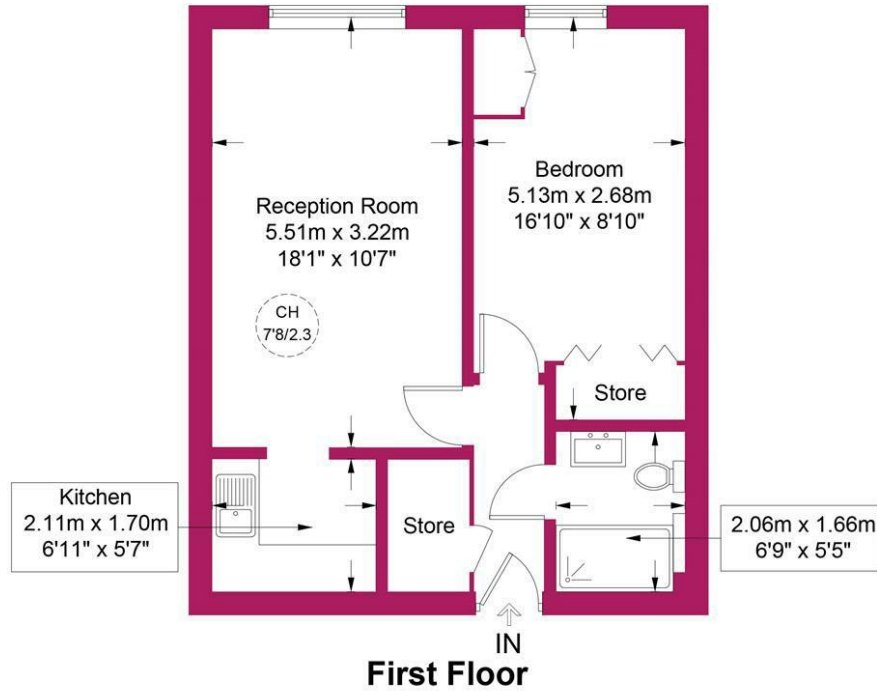
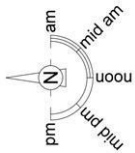
Council Tax: Band D (£2164.02 25/26)

EPC Rating: Current 84(B); Potential 87(B)

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# Homewillow Close, N21

Approximate Gross Internal Area = 470 sq ft / 43.7 sq m



| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            |           |
| (81-91) <b>B</b>                            |  | <b>84</b>                  | <b>87</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<br>2002/91/EC |           |



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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