Gillies Court, N21

£425,000

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- Two Bedroom, Two Bathroom, Ground Floor Apartment
- En-Suite to the Master Bedroom
- Own Garage accompanied with Property
- Patio Doors leading to the Communal Garden
- Close to sought after Primary and Secondary Schools
- Convenient for Transport Links: Grange Park Railway Station is 0.6 miles away (Moorgate approx. 30 minutes) Oakwood Underground (Piccadilly line)
- Located within the Popular Highlands Village Development
- 998 sq ft of Well Proportioned Accommodation
- 99 Year Lease
- Gated Development

For more images of this property please visit havilands.co.uk

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Havilands are pleased to offer this TWO BEDROOM, GROUND FLOOR APARTMENT located in the gated development of Gillies Court, N21. This 998 sq ft period conversion offers two bedrooms, two bathrooms, with en-suite to master bedroom, kitchen and reception room at the front of the apartment with doors that directly lead to communal gardens. Plus the property benefits from its own garage.

This apartment is closely located to transport links, having convenient access to central London. The nearest train station being 0.6 miles away, Grange Park Railway Station (Moorgate approx. 30 mins) and Oakwood Underground (Piccadilly line) is also within easy reach. Additionally, several bus routes are also in close proximity to this residence, located in the ever popular Highlands Village with its amenities including Sainsburys Supermarket.

This location will be ideal for families as there are many highly regarded primary and secondary schools near by, including Grange Park, Merryhills, Eversley (OUTSTANDING) primary schools and Highlands Secondary (OUTSTANDING). Viewing highly recommended.

Leasehold Information:
Tenure: Leasehold
Lease Remaining: 99 years
Ground Rent: £177 Per Annum
Service Charge: £3200 Per Annum
Local Authority: Enfield
Council Tax: E (2026-2027 £2,771.60)
EPC: Currently 72C Potentially 74C

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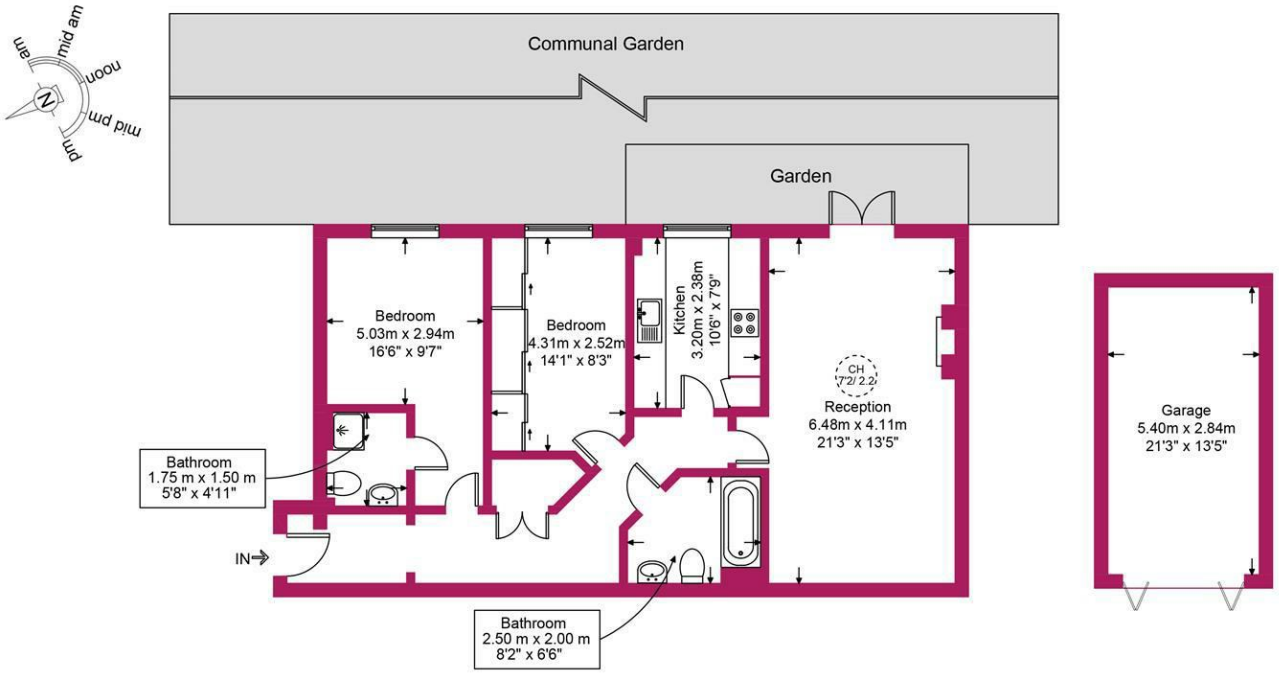
Gillies Court, N21 **Approximate Gross Internal Area** = 998 sq ft / 92.7 sq m
(Including Garage)

Garage = 165 sq ft / 15.33 sq m



Ground Floor

(Not in the actual location & oriientation)

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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.

RICS Certified Property Measurer

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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