



## Gallus Close, N21

Offers Over £340,000

**Havilands**

the advantage of experience



- Two Bedroom Apartment
- Chain Free
- First Floor
- Share of Freehold - Lease Remaining 115 Years
- Walking Distance to Winchmore Hill & Grange Park Stations
- Within Catchment of Eversley & Grange Park Primary Schools
- Within Catchment of Highlands School
- Ideal Starter Home or Investment Property
- Local Shops & Amenities Nearby inc. Sainsburys
- Grovelands & Oakwood Parks Nearby



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



Havilands are pleased to offer For Sale on CHAIN FREE basis, this TWO BEDROOM APARTMENT located on Gallus Close, N21. Situated on the FIRST FLOOR, this fantastic starter home offers 618sqft of living space and is comprised of: two double bedrooms, family bathroom, kitchen and spacious reception room. The property is offered with a SHARE OF FREEHOLD and a remaining lease of 115 years.

Perfect as a first home or investment opportunity, this bright and well-proportioned flat sits within the catchment of some of the area's most sought-after schools, including Eversley (OFSTED: Outstanding) and Grange Park Primary Schools, as well as Highlands School. Excellent transport links are nearby, with both Winchmore Hill and Grange Park Mainline Stations within walking distance, offering direct services to Moorgate (approx. 30 mins) and connections to Overground, Underground and Thameslink services. Oakwood and Southgate Underground Stations (Piccadilly Line) are also easily accessible by car or public transport.

Conveniently positioned for local amenities, residents can enjoy a variety of shops and amenities nearby, including a Sainsbury's at Highlands Village. Oakwood and Grovelands Parks are also close by, offering open green spaces, sports facilities and community events throughout the year. Early viewing is highly recommended – contact our team today to arrange yours.

**Property Information:**

Tenure: Share of Freehold (Leasehold)

Lease Remaining: 115 Years

G/Rent: £0

S/Charge: £1560/year

Local Authority: L Enfield Borough

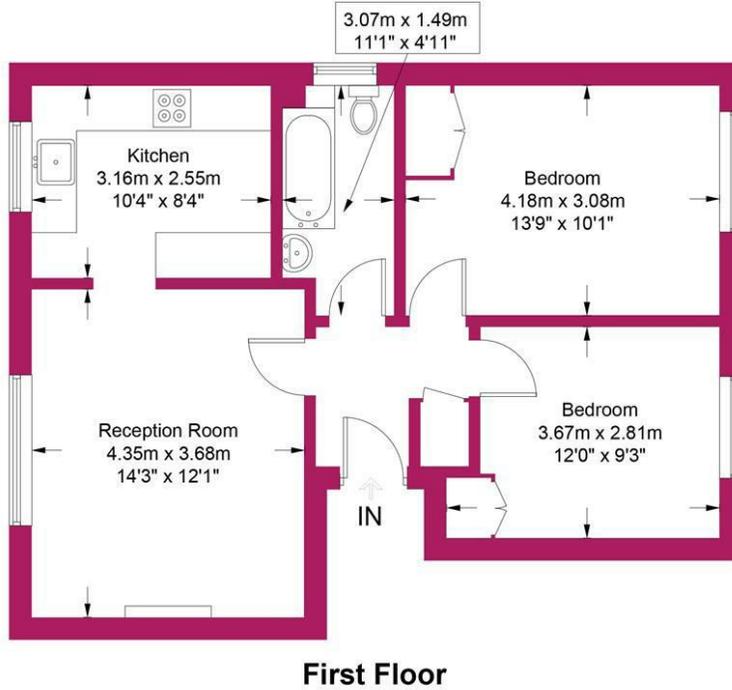
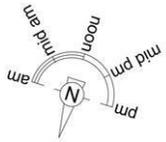
Council Tax: Band D (£2164.02 25/26)

EPC Rating: Current 77(C); Potential 81(B)

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

**Gallus Close, N21**

**Approximate Gross Internal Area = 618 sq ft / 57.4 sq m**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>77</b>	<b>81</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 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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