



Homewillow Close, N21

£135,000

Havilands

the advantage of experience



- Chain Free, One Bedroom, Second Floor, Retirement Apartment
- Offered Exclusively to Residents Aged Over 60
- Lift Access
- Well Kept Communal Grounds
- Residents Parking
- Close to Grange Park Station (Moorgate approx 30 mins)
- Close to Shops, Restaurants and Amenities along The Grangeway



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Havilands are delighted to offer for sale this CHAIN FREE, ONE BEDROOM, SECOND FLOOR, RETIREMENT APARTMENT in popular Homewillow Close, N21.

The property benefits from lift access, residents parking and beautifully maintained communal gardens. Offered exclusively to over 60's, residents of Homewillow Close are also able to enjoy in-house entertainment including film nights, bingo and many more in a relaxed and comfortable setting.

The property itself is comprised of a bright and airy 18ft reception room, kitchen, double bedroom, bathroom and ample storage.

Ideally located in off The Grangeway in Grange Park, just moments from Grange Park Mainline Station (Moorgate approx 30 mins) and local restaurants, shops and amenities. Plus Sainsburys and Waitrose supermarkets a short drive away.

Viewing is highly recommended - to arrange a viewing, please get in touch with one of the team.

Tenure: Leasehold 60 Years Remaining

Service Charge: £3,583.42 PA

Ground Rent: £436.66 PA

Local Authority: Enfield

Council Tax Band: C (2025-26 £1,923.57)

EPC: Currently 74C Potentially 75C

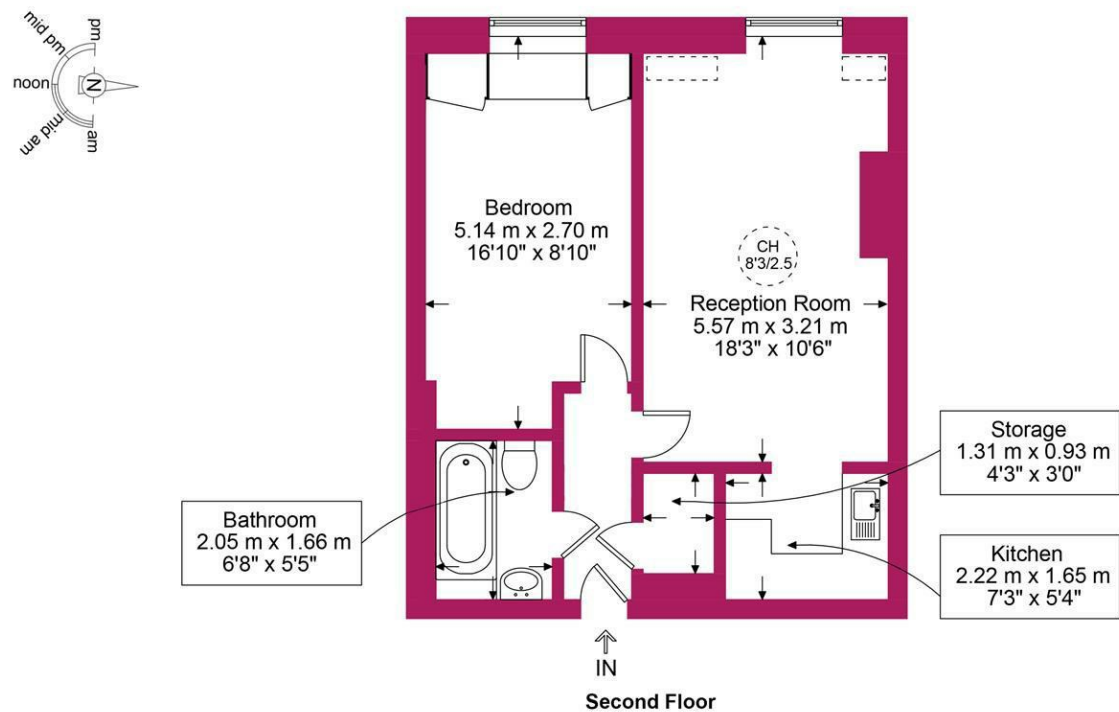
For more images of this property please visit havilands.co.uk

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Approximate Gross Internal Area = 466 sq ft / 43.32 sq m

Restricted Height = 6 sq ft / 0.56 sq m

(Including Restricted Height)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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 	



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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