



**2 Bed
Apartment
located in Grange
Park**

Offers In The Region Of
£300,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Homewillow Close
Grange Park
London
N21 2HJ

Homewillow Close is a private turning just off The Grangeway, and is therefore conveniently placed for local shops and the W9 Hoppa bus service linking Southgate with Enfield Town and Chase Farm Hospital. Grange Park station (Moorgate) is adjacent to the development. The development was built by McCarthy and Stone during 1986/1987 and each apartment is self contained for complete independence and privacy.

ENTRANCE HALL

Night storage heater. Built-in cloaks cupboard with shelving.

LOUNGE

17'5 x 13'

Narrowing to 10'4. Night storage heater. Careline and entry phone system. Two wall lights. East facing window with beautiful view over gardens. Feature fireplace. Walk-in store cupboard. Electric meters. Arch to

KITCHEN

7'5 x 5'5

Refitted with range of birch veneer wall and floor units. Attractive grey granite effect illuminated work surface. Inset one and a half bowl stainless steel sink unit. NEFF electric hob and over and hoover extractor hood. Window overlooking the gardens. Vinyl flooring.

REFITTED BATHROOM

Fully tiled walls and vinyl flooring. Large shower cubicle with electric shower unit. Wash basin with white cupboard below. Large wall mirror. Stainless steel heated towel rail / radiator. Low level W.C.

BEDROOM ONE

12'2 x 9'10

Fitted wardrobes with full length mirror fronts. Dual aspect. Emergency intercom and pull cord. East facing window.

BEDROOM TWO

9'10 x 8'8

Fitted wardrobe with full length mirror fronts. Emergency intercom and pull cord. Economy 7 night storage heater. South facing window.

EXTERIOR

Delightful park like communal gardens. Residents and visitors parking.

Tenure - Leasehold - 62 years remaining. Service charge - £4,170 PA. Ground rent - £658 PA. Council tax band E - Enfield Council.

Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.







32 Homewillow Close, Grange Park, London, N21 2HJ



DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

The Estate Office
48A The Broadway
Potters Bar
Herts.
EN10 8JW
E: sales@duncanperry.co.uk
T: 01707655466
<https://www.duncanperry.co.uk>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		82	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

