



**Bouvier Road, EN3 5SH**

£275,000

Leasehold

**Castles**







## Bouvier Road, EN3 5SH

A 2/3 bedroom purposes built flat. Located off the Hertford Road and within a short distance of Turkey Street station. This property would suit a first time buyer or buy to let investor. Viewing is recommended. Features include:- gas central heating, communal parking, spacious kitchen. newly fitted bathroom, balcony, security entryphone, communal gardens, close to Turkey Street station.

EPC Rating: C  
Current: 75 Potential: 80

Council Tax Band: C

Terms of Lease: 125 years from 30 January 1984  
Service Charge: £1,276.14 P/A  
Ground Rent: £10 P/A

**£275,000**      Leasehold

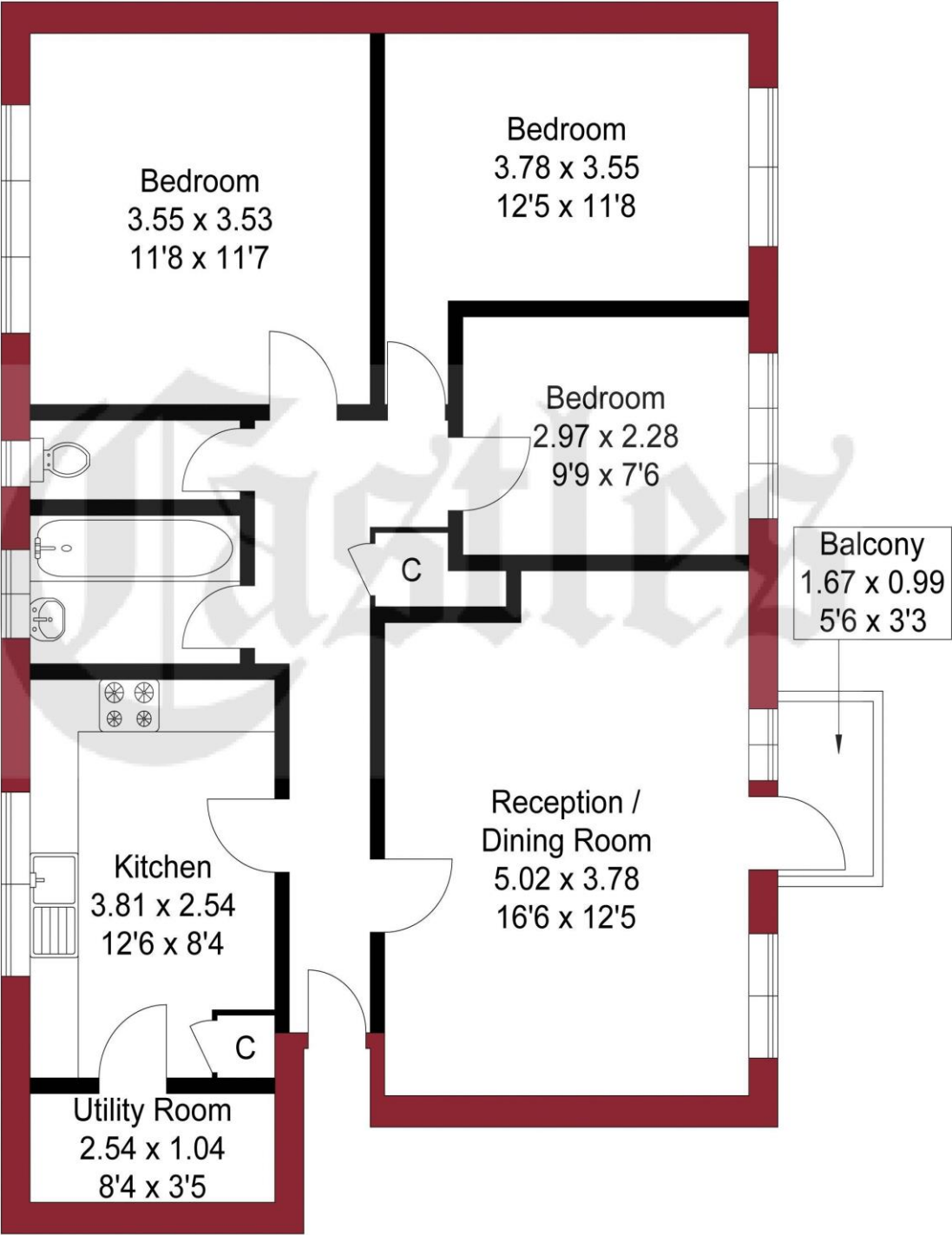
# Castles

020 8804 8000  
enfield@castles.london





APPROXIMATE GROSS INTERNAL AREA  
77.70 sqm / 836.35 sqft



FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE  
REPRESENTATIVE OF THE PROPERTY

An overview of Enfield

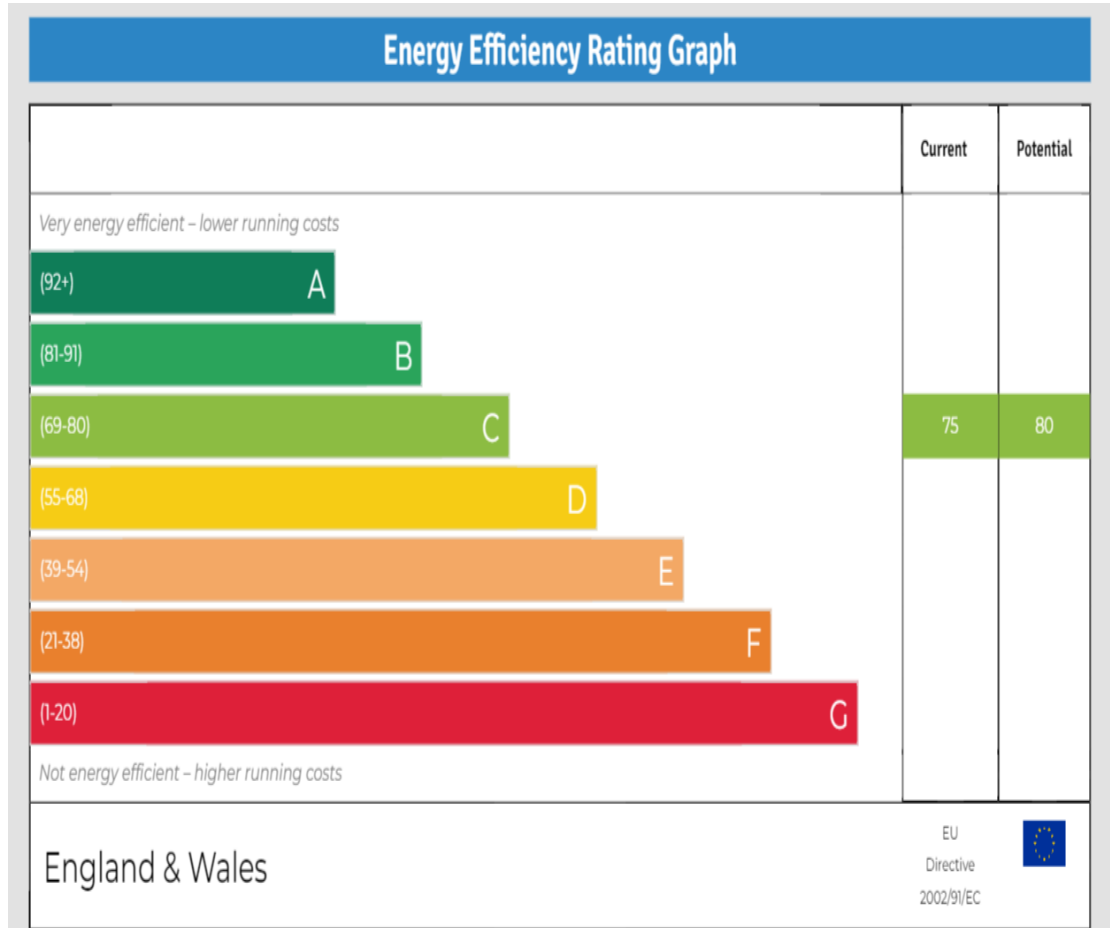
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

With affordable homes and a safe, green environment, Enfield attracts many buyers pleasantly surprised by the good value of property compared to some of the more pricey neighbouring boroughs.

On the lush, green perimeter of London, Enfield has excellent transport links with a quick and easy train journey into the City and West End.

There are a range of activities to keep residents busy in the borough with seven bustling shopping areas, 900 hectares of parks, three golf clubs, and numerous cinemas, theatres and museums. There is a diverse community residing in the area.

Notable for its range of great schools, vast green spaces and bustling retail centres, as well as good transport links to the rest of the city, Enfield is undoubtedly a thriving place to live and work and proves an excellent choice for first time buyers, families, young professionals and property investors alike."



243-245 Hertford Road  
Enfield, EN3 5JJ  
0208 804 8000  
enfield@castles.london  
www.castles.london

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

find your happy

Smarter property search

Find the home you deserve

A free, fair and independent service for buyers, sellers, tenants and landlords of property in the UK.

National Association of Estate Agents  
LICENSED MEMBER