



**Canonbury Road, EN1 3LW**

Offers in excess of £450,000

Freehold

**Castles**



## Canonbury Road, EN1 3LW

An older style mid terrace 3 bedroom family house located off Baker Street close to Lancaster Road shops and close to local schools and within approximately 0.8m of both Gordon Hill (Moorgate) and Enfield Town (London Liverpool Street) stations. The property is offered for sale chain free and viewing is highly recommended. Features include:- double glazing, gas central heating, spacious open plan living room, modern kitchen, utility area, ground floor WC, modern 1st floor family bathroom, 3 bedrooms, rear garden, close to local amenities.

EPC Rating: D  
Current: 67 Potential: 88

Council Tax Band: D

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**Freehold**

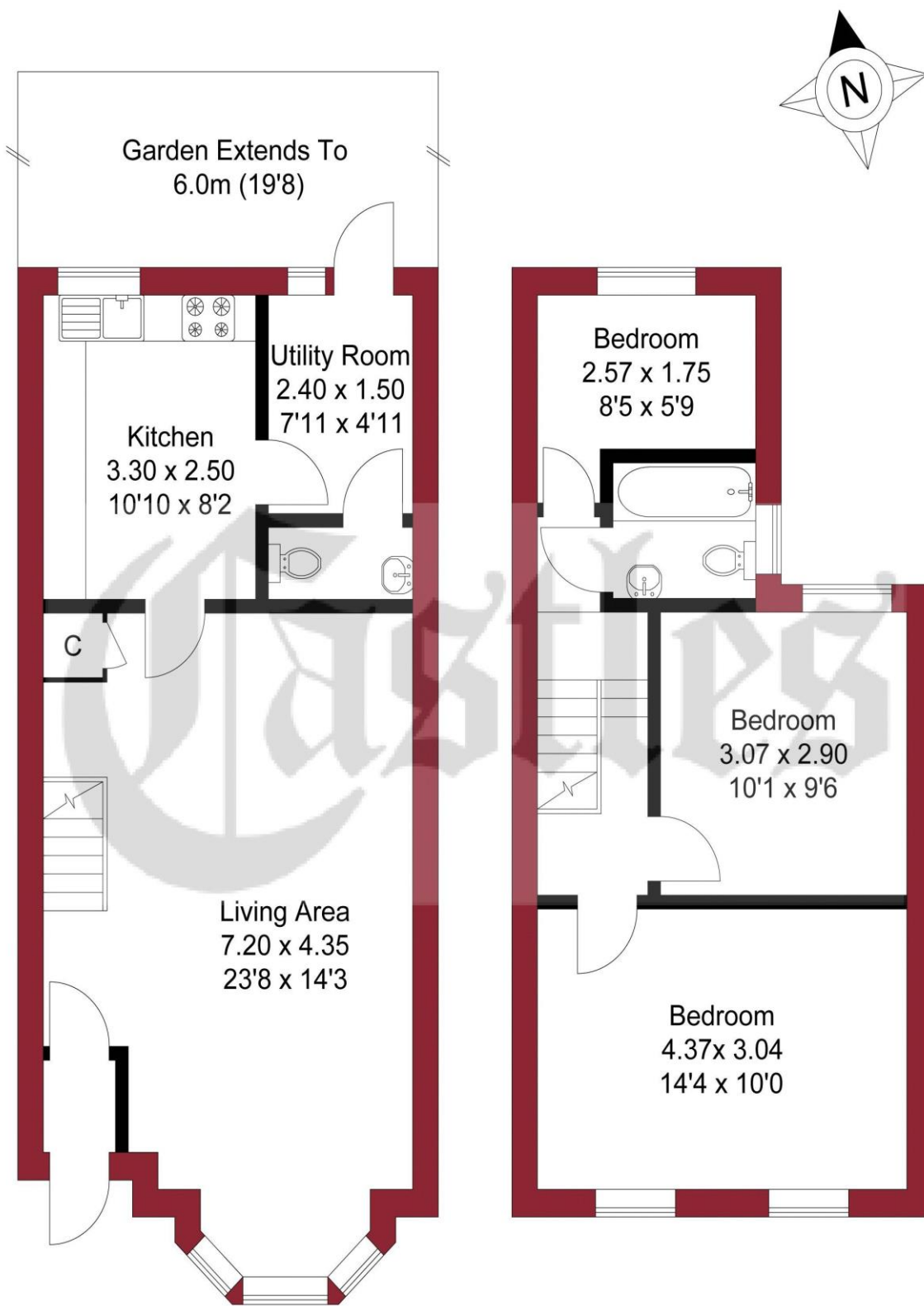
# Castles

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## APPROXIMATE GROSS INTERNAL AREA

79.38 sqm / 854.43 sqft



GROUND FLOOR

FIRST FLOOR

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

## An overview of Enfield

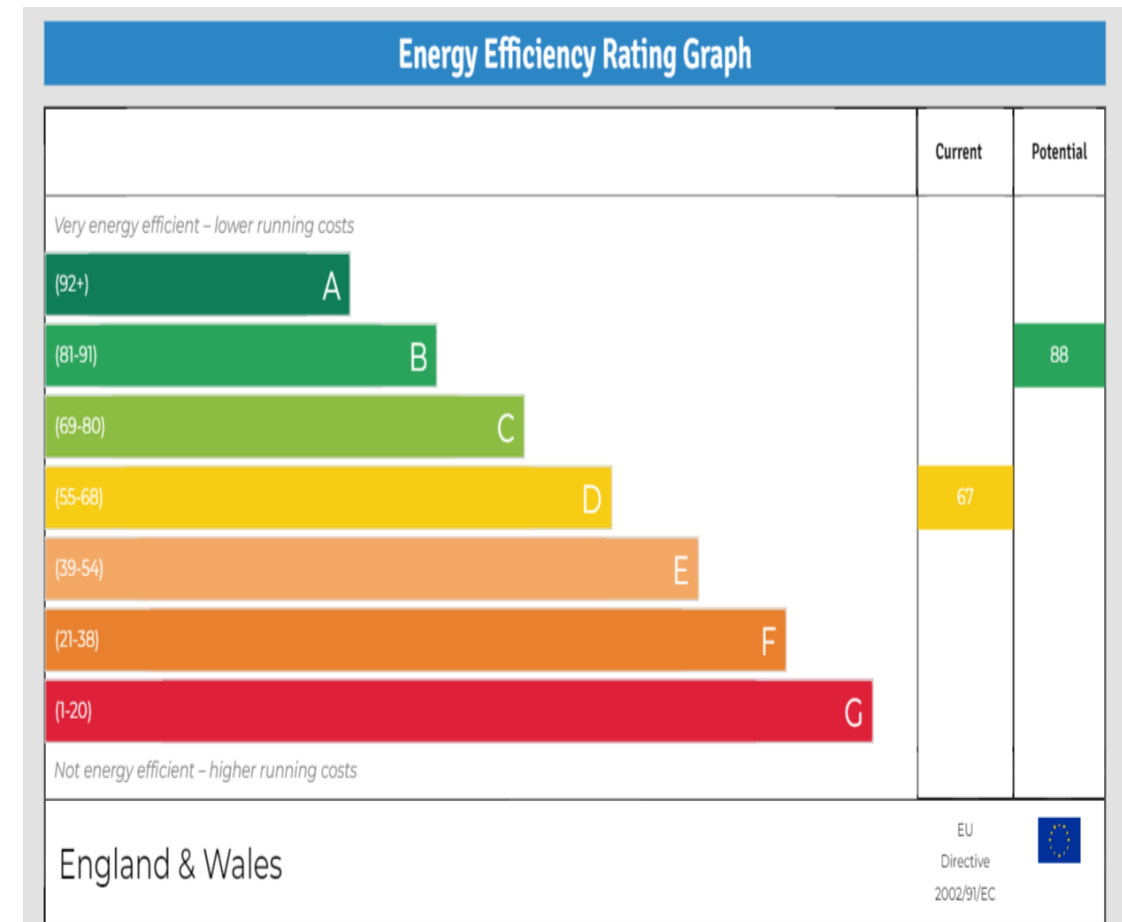
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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."



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