



**High Street, EN3 4DJ**

£225,000

Leasehold

**Castles**







## High Street, EN3 4DJ

Nestled in a charming Victorian house built circa the 1890s. This spacious one-bedroom first floor flat offers a delightful blend of historic character and modern convenience. The property is ideally situated close to local bus routes and within walking distance of Southbury station making commuting a breeze. For your shopping needs, Tesco supermarket is just a short stroll away. Additionally, the area boasts a variety of local eateries and bars, perfect for socializing and enjoying evenings out. Adding to its appeal, the flat comes with its own section of a rear garden, providing a private outdoor space for relaxation or gardening. Additionally, there is one parking spot located at the rear of the property, ensuring convenient and secure parking. The flat is offered chain free, providing a hassle-free buying process. This is an excellent opportunity to own a piece of Victorian heritage in a vibrant and well connected location.

EPC Rating: D  
Council Tax Band: B

As advised by seller:-  
Terms of Lease:- 125 years from 29/09/1986. Approximately 87 years remaining.  
Service Charge: N/A  
Ground Rent: £100 P/A currently

**£225,000**    Leasehold

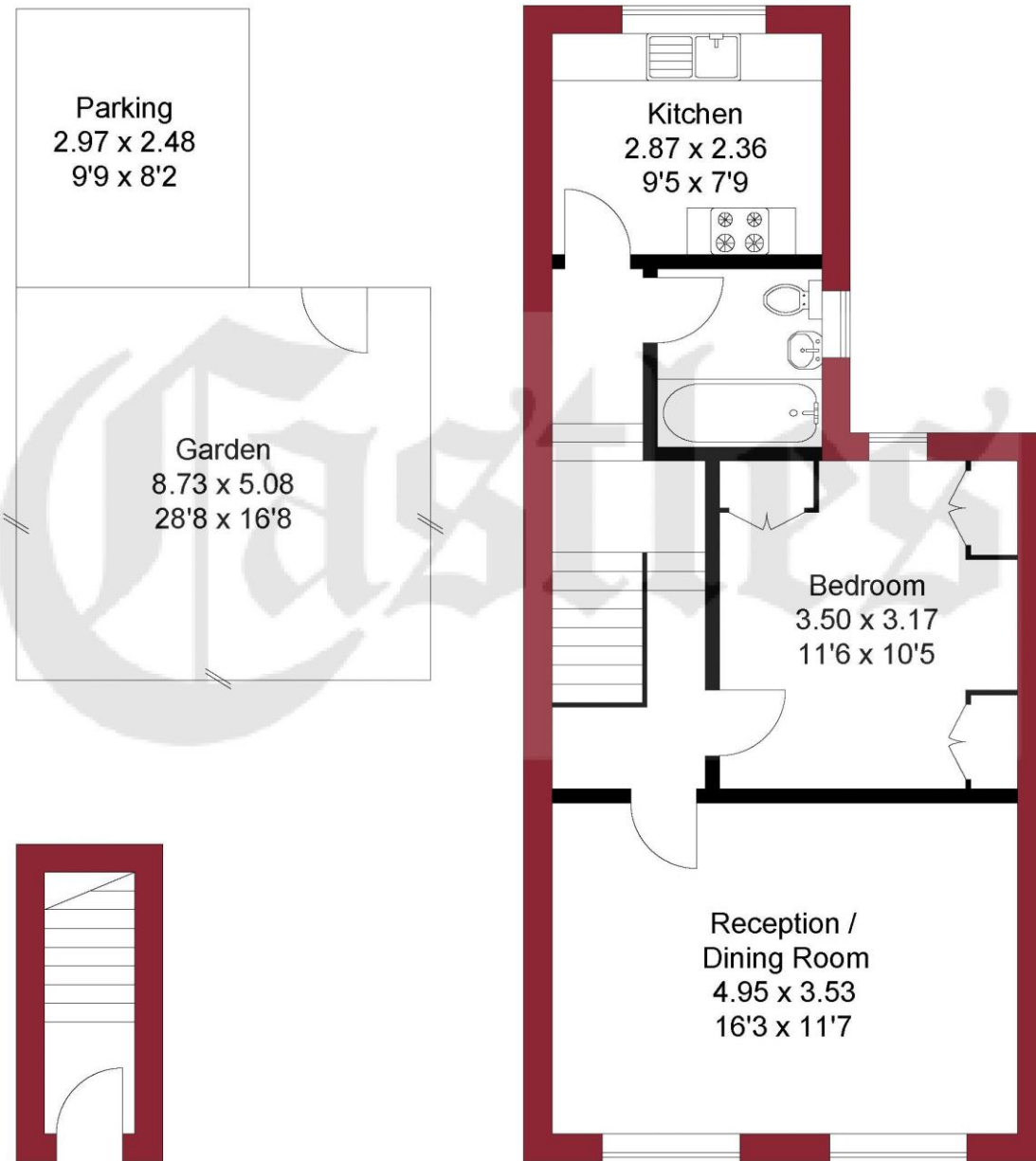
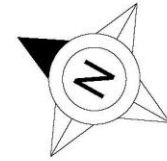
# Castles

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enfield@castles.london





APPROXIMATE GROSS INTERNAL AREA 51.31 sqm / 552.29 sqft



GROUND FLOOR

FIRST FLOOR

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

### An overview of Enfield

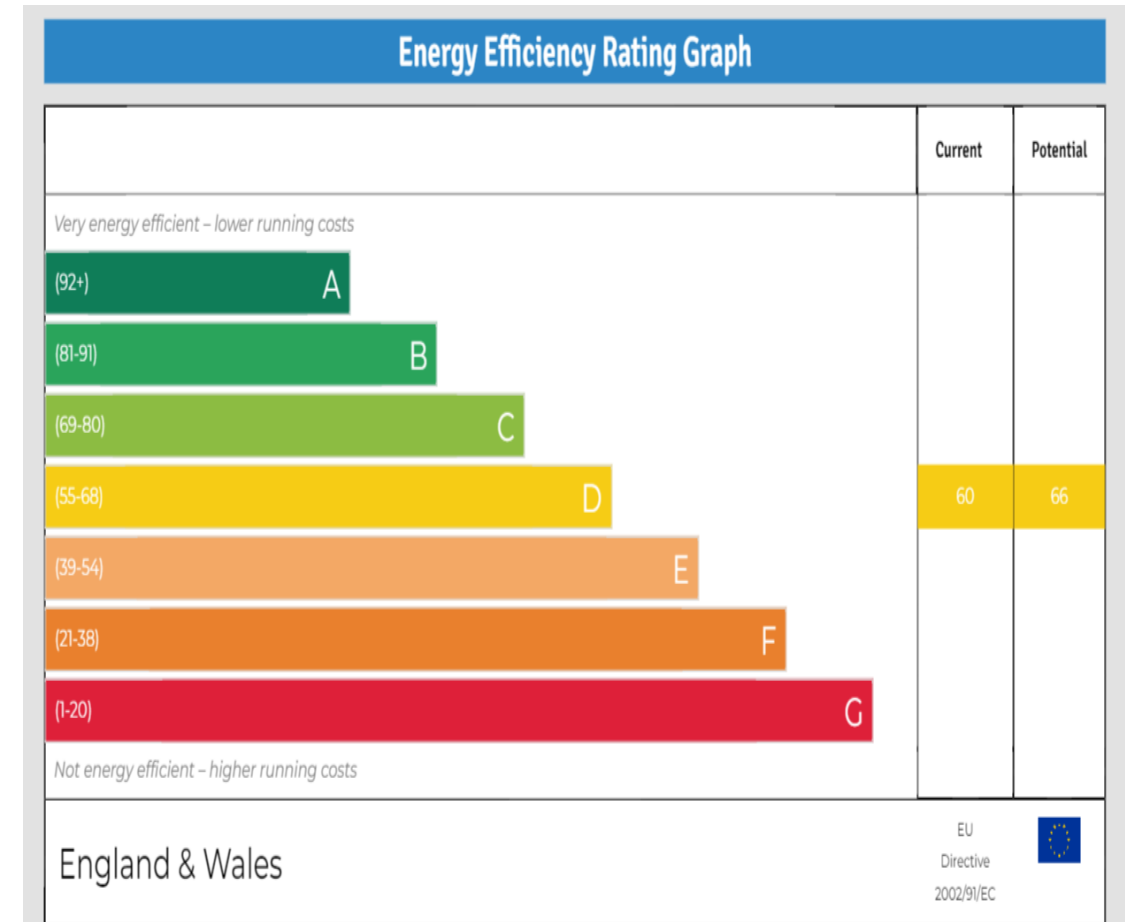
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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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