



Webley Court, Sten Close, EN3 6WX

Guide Price £215,000

Leasehold

Castles



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A two bedroom top floor (3rd) purpose built flat located on the popular Enfield Island Village within approximately 1 mile of Enfield Lock train station and close to the River Lea at Enfield Lock. The property would be an ideal first time buy or buy to let investment and an internal viewing is recommended. Features include: communal parking area, security entryphone, top floor, 2 bedrooms, living room with bay window, loft access, double glazing, chain free sale.

EPC Rating: C
Current: 76 Potential: 79

Council Tax Band: D

As advised by seller:-

Terms of Lease: Expires 2098.

Approximately 74 years remain

Service Charge: £2,680.00 P/A

Ground Rent: £250.00 P/A

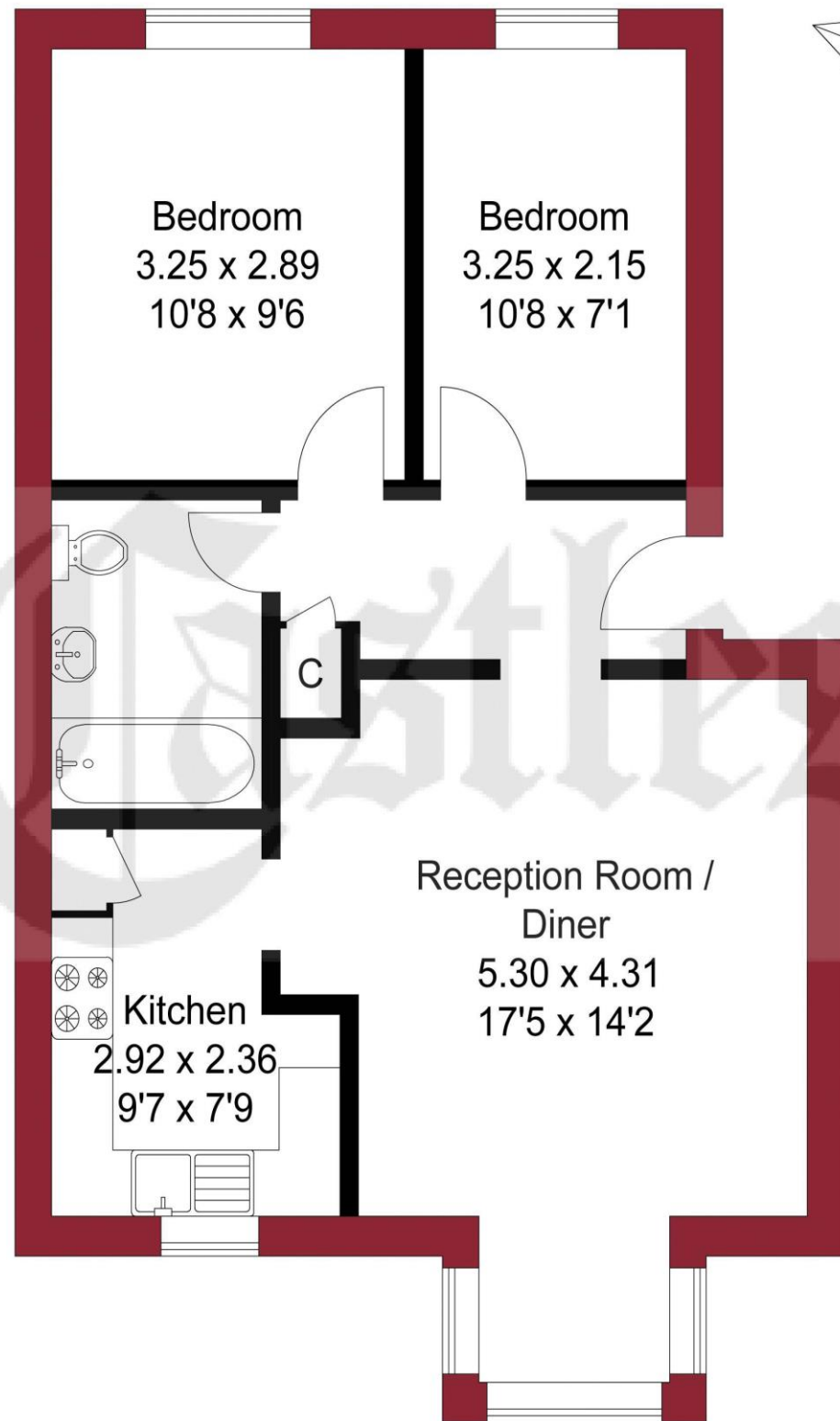
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020 8804 8000
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APPROXIMATE GROSS INTERNAL AREA
51.63 sqm / 555.74 sqft



THIRD FLOOR

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

An overview of Enfield

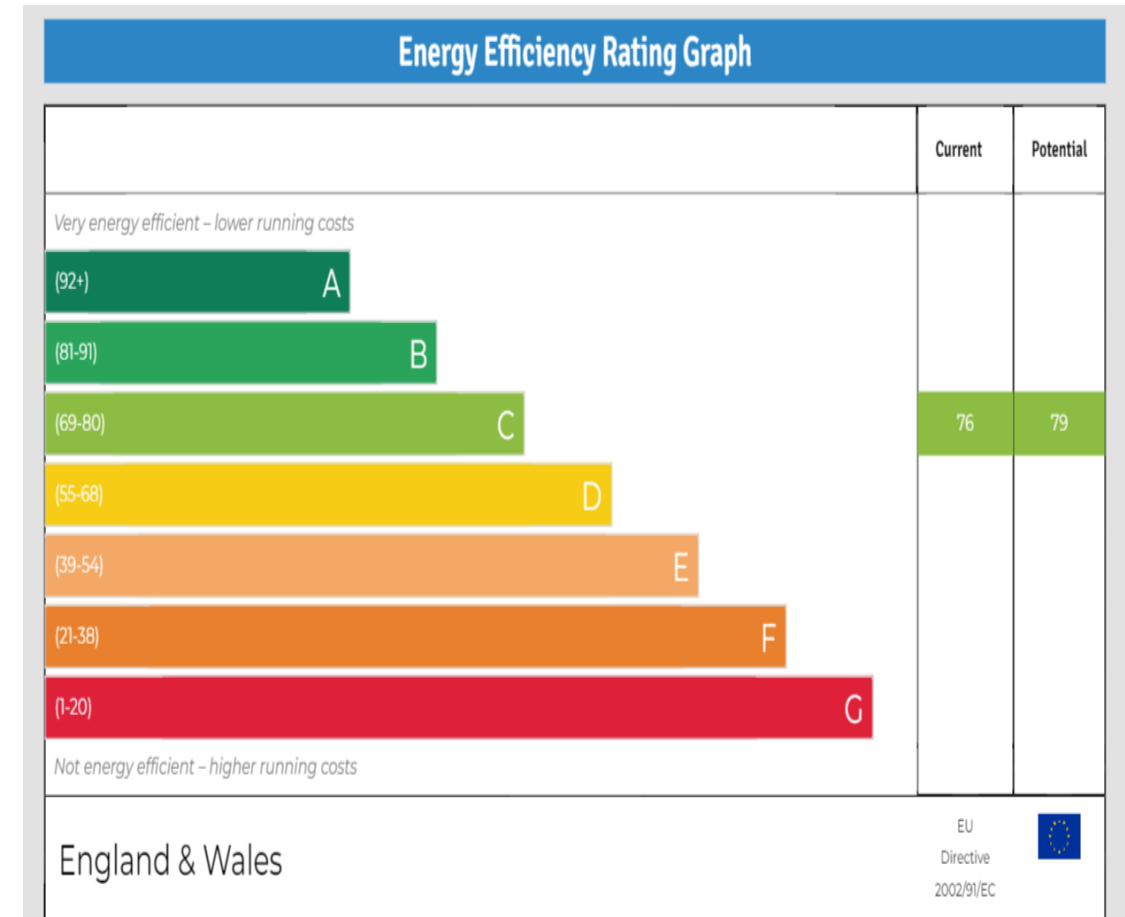
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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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