



Central Avenue, EN1 3QD

£225,000

Leasehold

**Castles**







## Central Avenue, EN1 3QD

A ground floor two bedroom converted flat located off Carterhatch Lane close to local schools and amenities and Enfield Highway. Features include over 100 year lease, 2 bedrooms, Gas central heating, double glazing and Chain Free.

EPC Rating: C

Council Tax Band: B

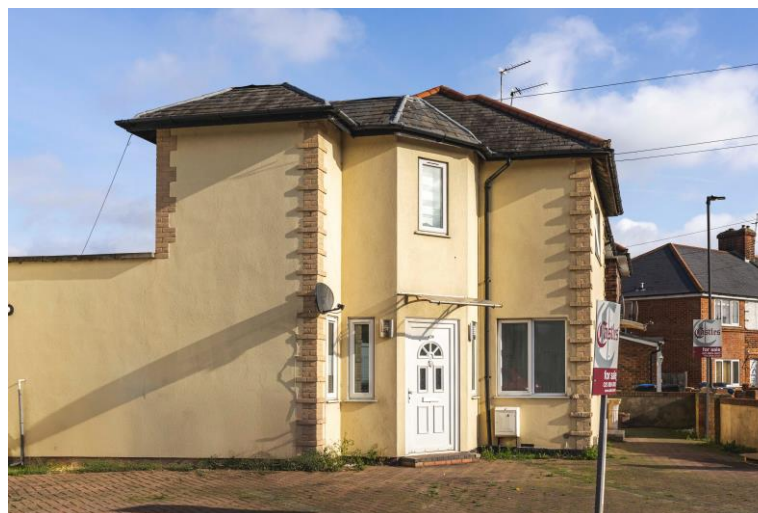
As advised by the seller:  
Lease details: 125 Years remain from  
October 2008

**£225,000** Leasehold



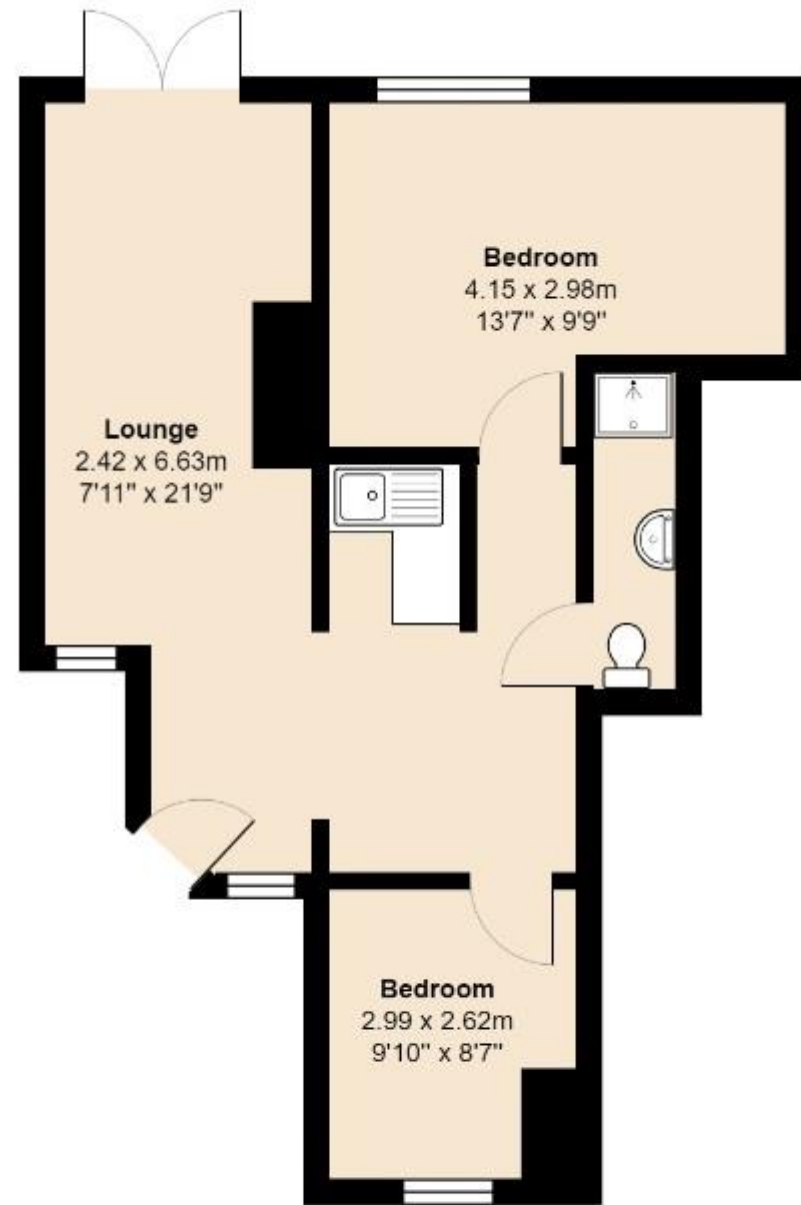
# Castles

020 8804 8000  
enfield@castles.london





43b Central Avenue



Total Area: 44.8 m<sup>2</sup> ... 482 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### 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."

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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