



WEBLEY COURT, STEN CLOSE, EN3

Offers in Excess Of £220,000

Leasehold

Castles



Webley Court, Sten Close, EN3 6WX

A well presented and larger than usual 1 bedroom top floor flat located on the popular Enfield Island Village less than 1m from Enfield Lock train station (serving London Liverpool St & Tottenham Hale) and close to local parks, schools, shops and bus routes. An internal viewing is recommended. Features include: security entry phone system, communal parking area, long lease, spacious living room with bay window overlooking canal basin, modern fitted kitchen, top floor, ideal 1st time buy.

EPC Rating: C
Current: 72 Potential: 79

Council Tax Band: C

As advised by seller:
Lease: 189 years from 24 June 2000
Ground Rent: £268. 75 P/A
Service Charge : £ 2592. 32 P/A

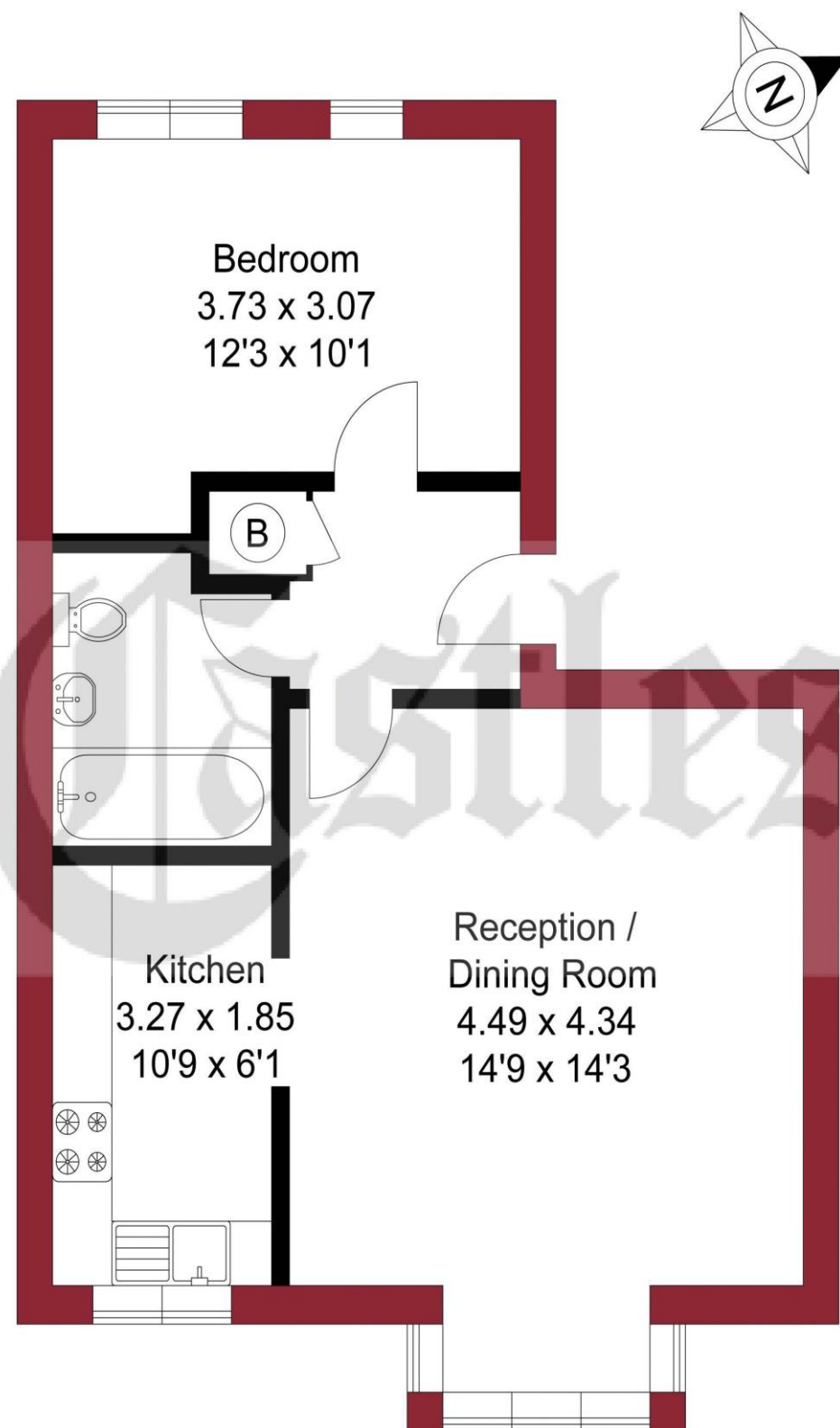
£2200,000 OIEO Leasehold

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020 8804 8000
enfield@castles.london



APPROXIMATE GROSS INTERNAL AREA
47.42 sqm / 510.42 sqft



THIRD FLOOR

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

An overview of Enfield

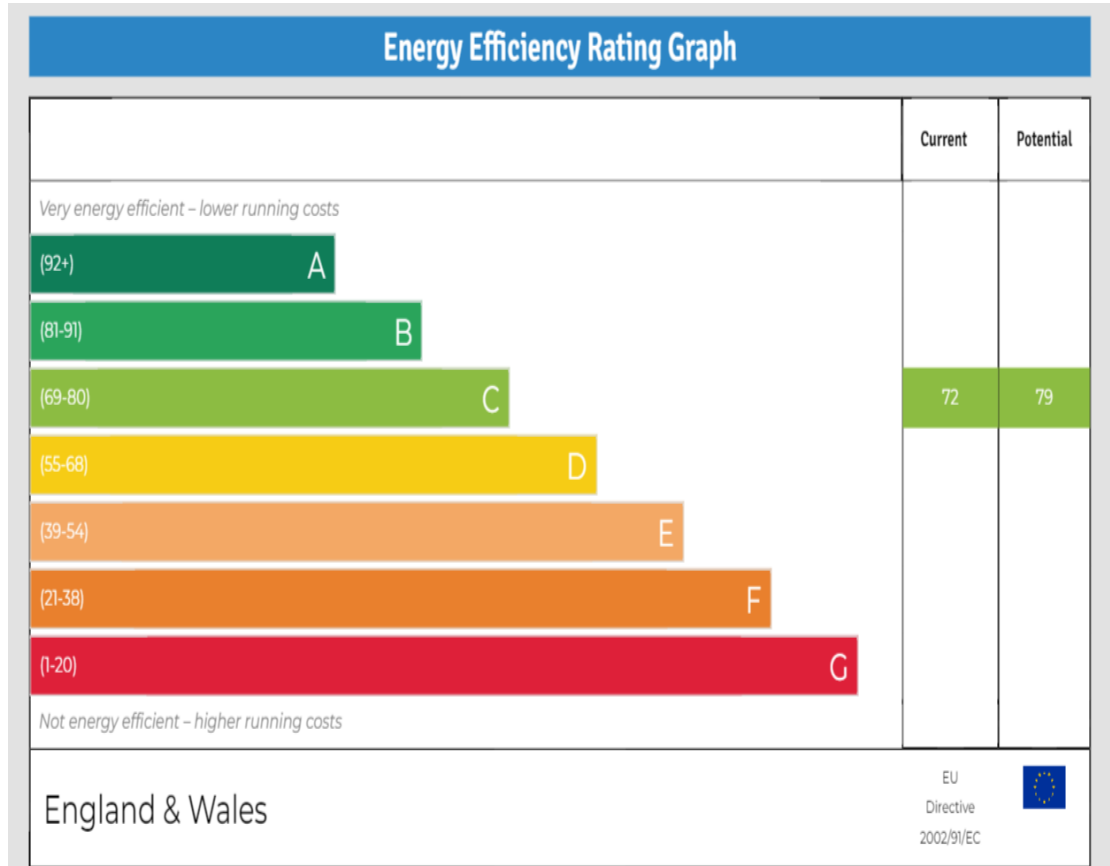
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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.”



243-245 Hertford Road Enfield EN3 5JJ
020 8804 8000
enfield@castles.london
www.castles.london

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