



**Greenwood Avenue, EN3 5FE**

£285,000

Leasehold

**Castles**







## Greenwood Avenue, EN3 5FE

A beautifully presented two double bedroom purpose built flat located 0.8m from Brimsdown station. This property boasts the benefit of communal parking as well as a long lease. Features include chain free sale, communal parking and 2 double bedrooms.

EPC Rating: D  
Council Tax Band: C

As advised by seller:-  
Terms of Lease: 125 years from 8 March 2023  
Ground Rent: £75 PA  
Service Charge: £2,206.00 PA

**£285,000**     Leasehold

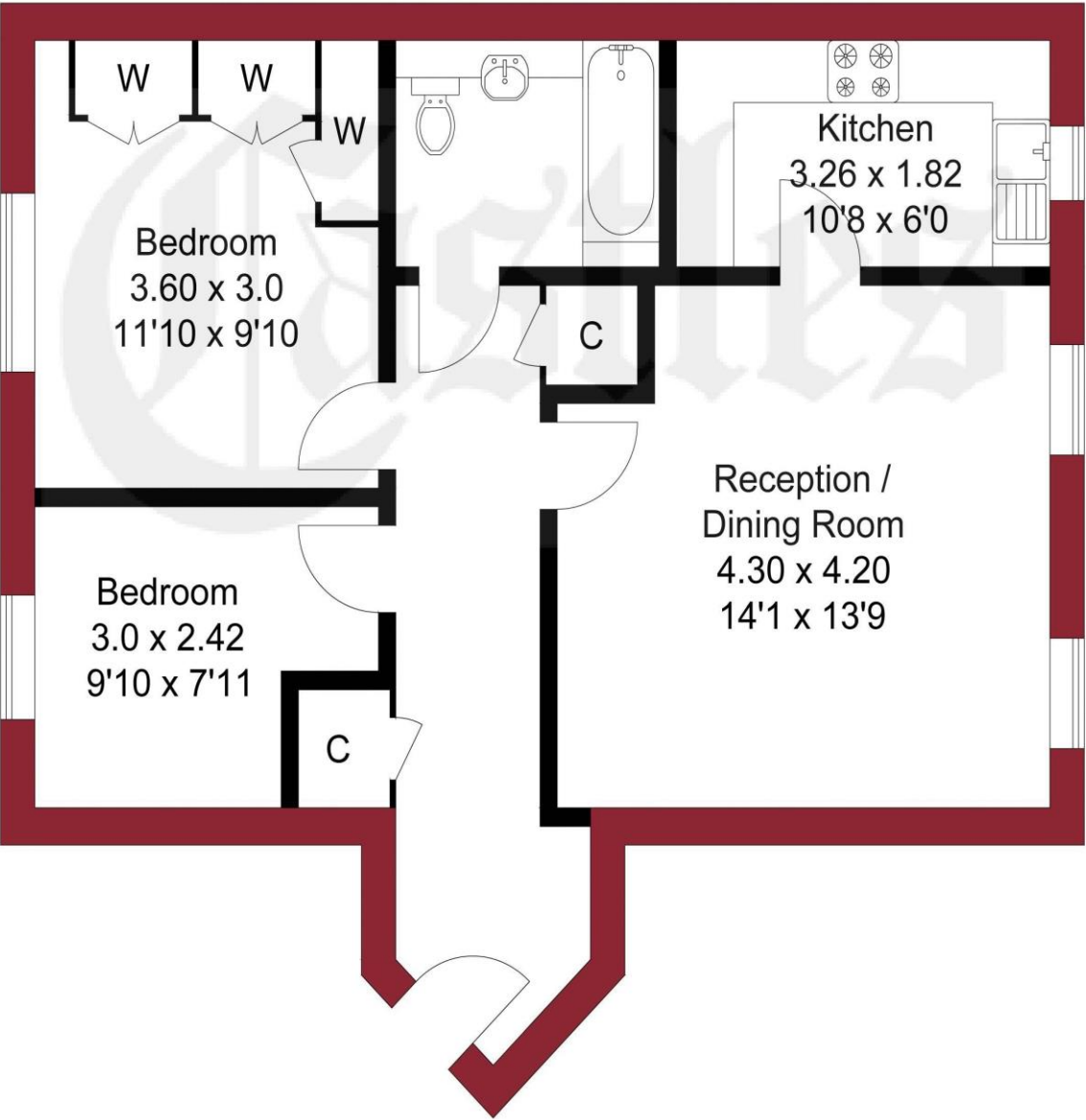
# Castles

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APPROXIMATE GROSS INTERNAL AREA  
57.46 sqm / 618.49 sqft



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.”

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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