



**Wallace Court, Eden Close,  
Enfield Island Village, EN3 6WN**  
£285,000









## Wallace Court, Eden Close, Enfield Island Village, EN3 6WN

A well presented 2 double bedroom 1st floor purpose built modern apartment located overlooking the canal basin on the popular Enfield Island Village close to local amenities and approximately 1m from Enfield Lock train station (serving London Liverpool Street). Viewing is recommended. Features include: communal parking area, security entry phone, double glazing, spacious living room with Juliet balcony and canal basin views, main bedroom with en-suite shower room, good decorative order, ideal for first time buyer or buy to let, extended 160+ years lease.

EPC Rating: C  
Council Tax Band: D

As advised by seller:-  
Terms of Lease: 189 years from  
24/06/1999. Approximately 163 years  
remaining  
Service Charge: £1,768.06 P/A  
Ground Rent: £110 P/A  
Enfield Island Village Charge: £300 P/A

**£285,000     Leasehold**

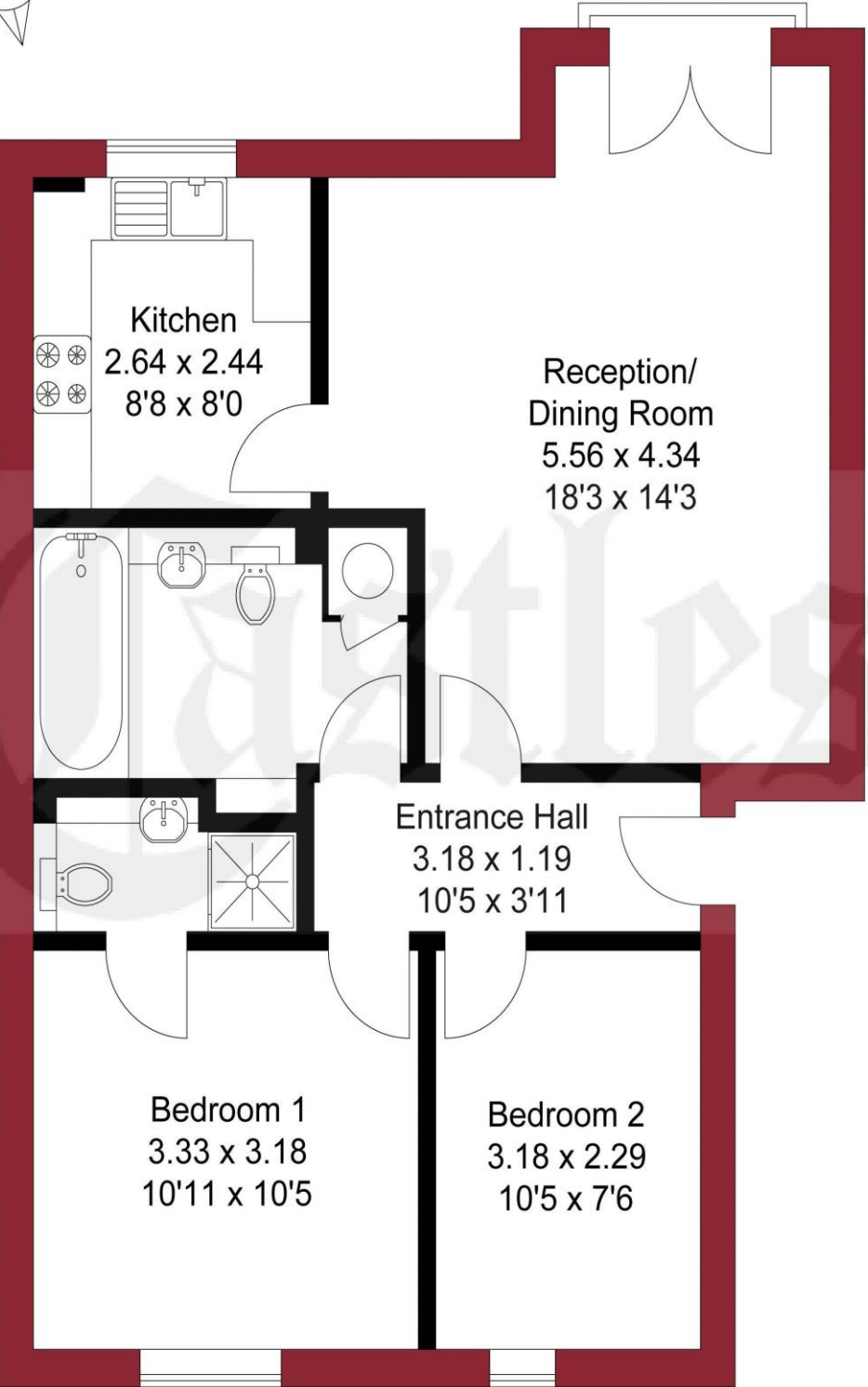
# Castles

**020 8804 8000**  
**enfield@castles.london**





APPROXIMATE GROSS INTERNAL AREA  
61.24 sqm / 659.18 sqft



FIRST FLOOR

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

An overview of Enfield

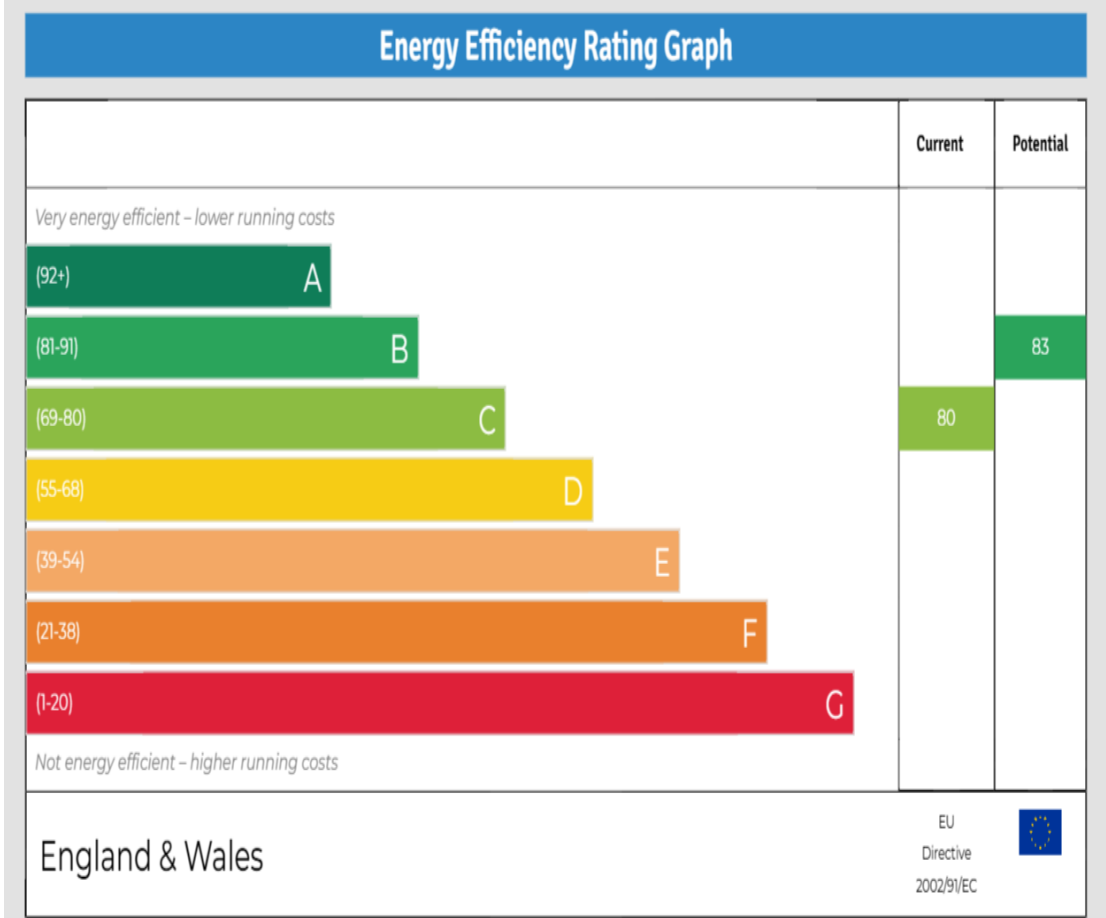
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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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