



Government Row, EN3 6JN

£525,000

Freehold

Castles



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Exciting opportunity to purchase this modern lock side end of terrace cottage built in an elegant Victorian mews style but offering the luxury of the modern build. The presentation of the property is 'as new'. The location is unrivalled with stunning canal views at both the front and rear. The property is well proportioned with three double bedrooms and two bathrooms to the first floor. The luxury bathrooms are fully tiled and offer white modern suites. The ground floor accommodation offers a traditional entrance hall which gives access to guest cloakroom/wc, there is formal lounge with views over the canal and the rear of the property offers modern open plan living eating area which again affords stunning river views. The living area has a modern fitted kitchen, separate dining area and additional seating/tv area with French doors giving access to the well maintained garden. The location of Government Row is steeped in history and offers a romantic canal side atmosphere. However, the convenience for the commuter is that Enfield Lock Station is close by offering a regular service into London and local bus routes offering transport to neighbouring towns. There are local shops for daily needs and schools for all ages are close by.

EPC Rating: C
Council Tax Band: E

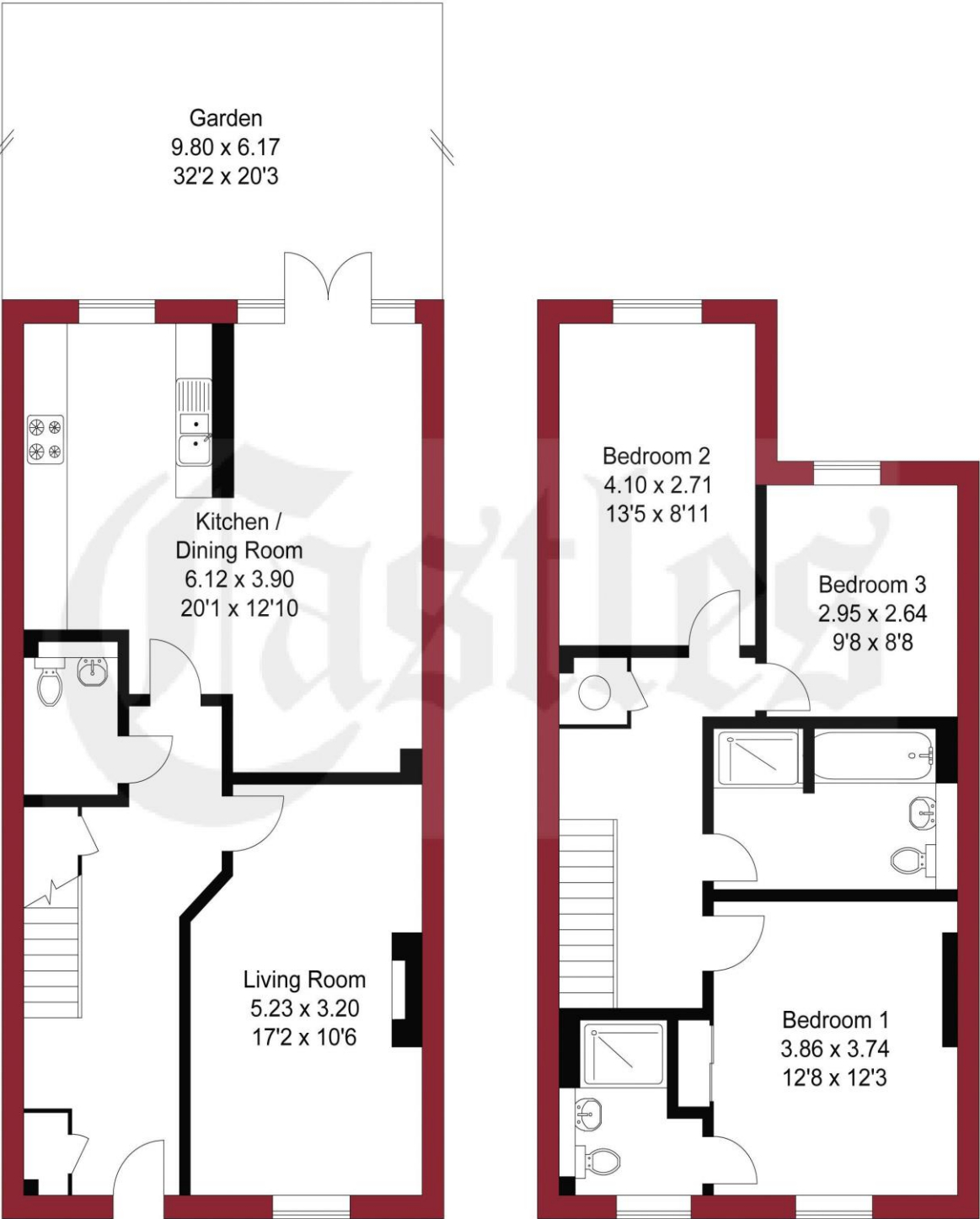
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020 8804 8000
enfield@castles.london



APPROXIMATE GROSS INTERNAL AREA
116.32 sqm / 1252.05 sqft



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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		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



243-245 Hertford Road
Enfield, EN3 5JJ
0208 804 8000
enfield@castles.london
www.castles.london

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