

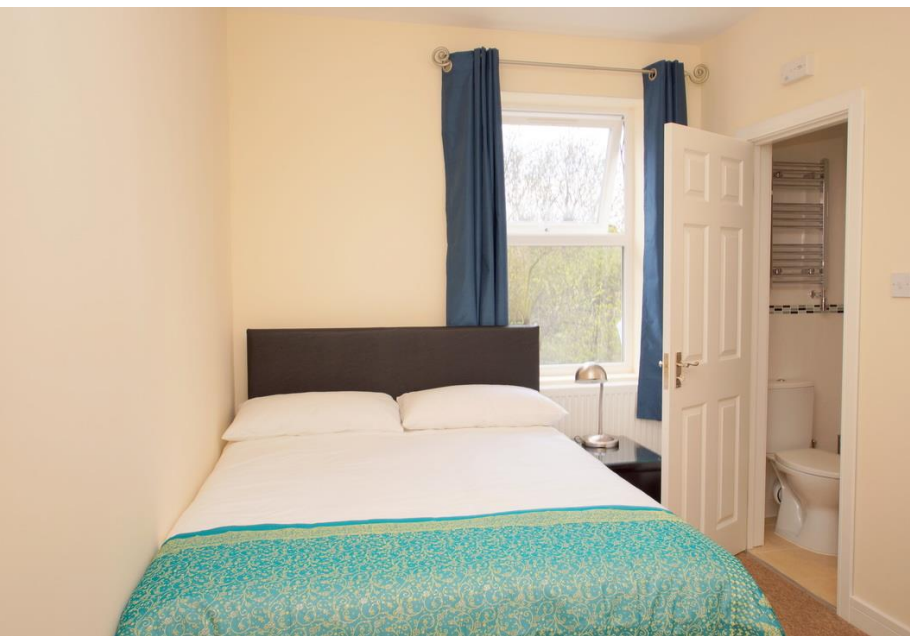
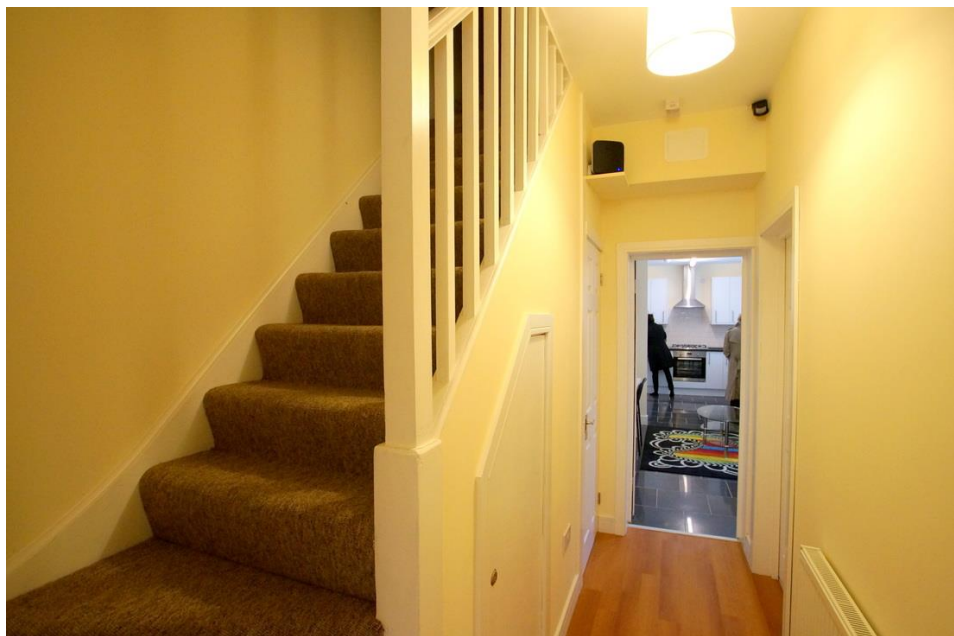


Ordnance Road, EN3 6AF

Guide Price £600,000 - £625,000

Freehold

Castles



Ordnance Road, EN3 6AF

Guide Price £600,000 - £625,000.

Modern 6 bedroom HMO. Located in Enfield, near Enfield Lock Station, well served by local buses. Detached with direct access to back garden. Four bedrooms with en-suite shower/toilet, two sharing one bathroom. Current status includes the following: Building Regulations certificate for all modifications, Planning Permission for use as HMO (use Class C4), HMO Licence for six people, Gas Safety Certificate, EICR (Electrical Installation Condition Report), Emergency Lighting Periodic Inspection and Testing Certificate, Fire Detection and Fire Alarm System Inspection Certificate, Fire Risk Assessment, Energy performance Certificate (EPC). The rental income (annual): £53,640.

EPC Rating: D

Council Tax Band: D

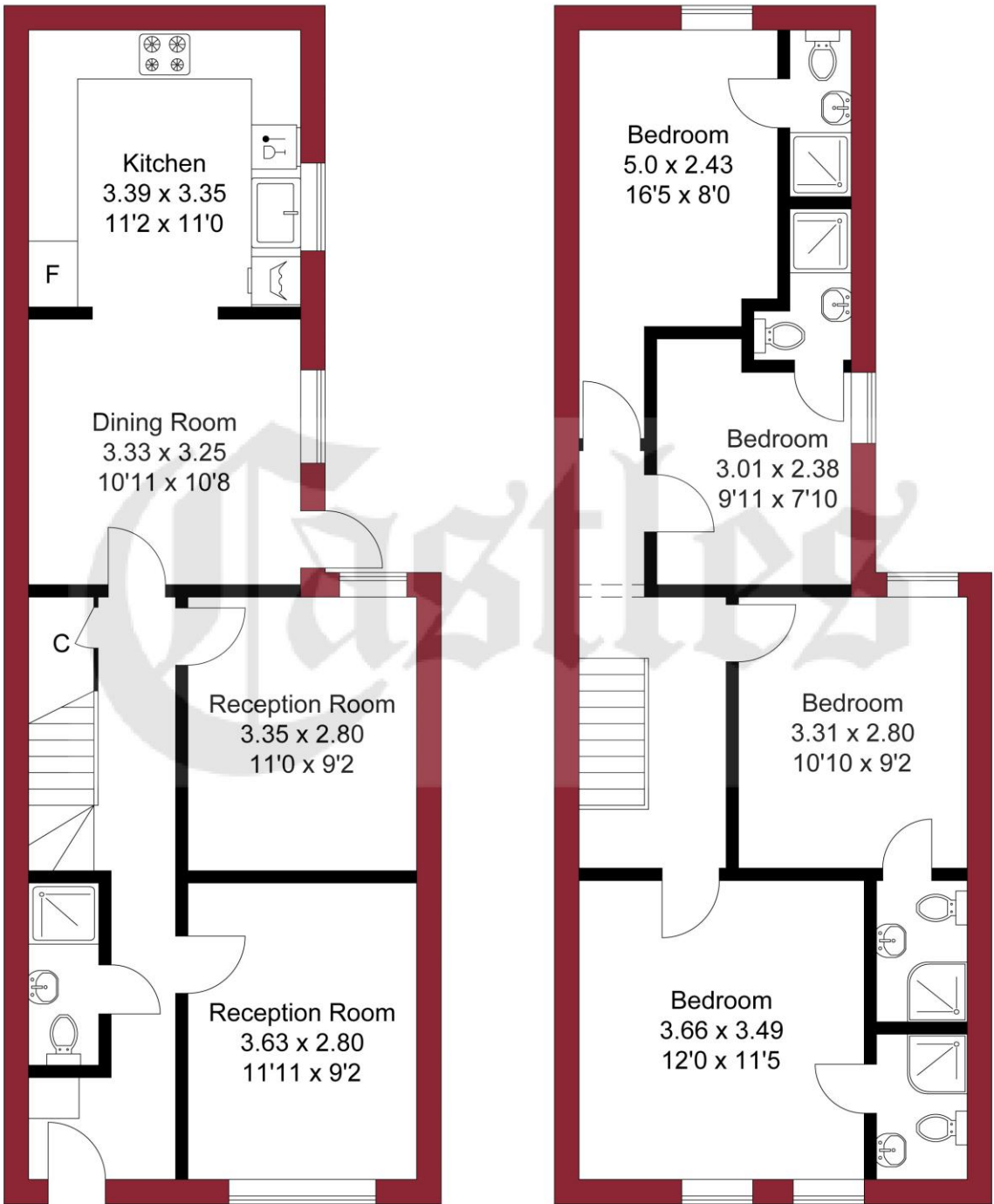
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APPROXIMATE GROSS INTERNAL AREA
113.96 sqm / 1226.65 sqft



GROUND FLOOR

FIRST FLOOR

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

An overview of Enfield

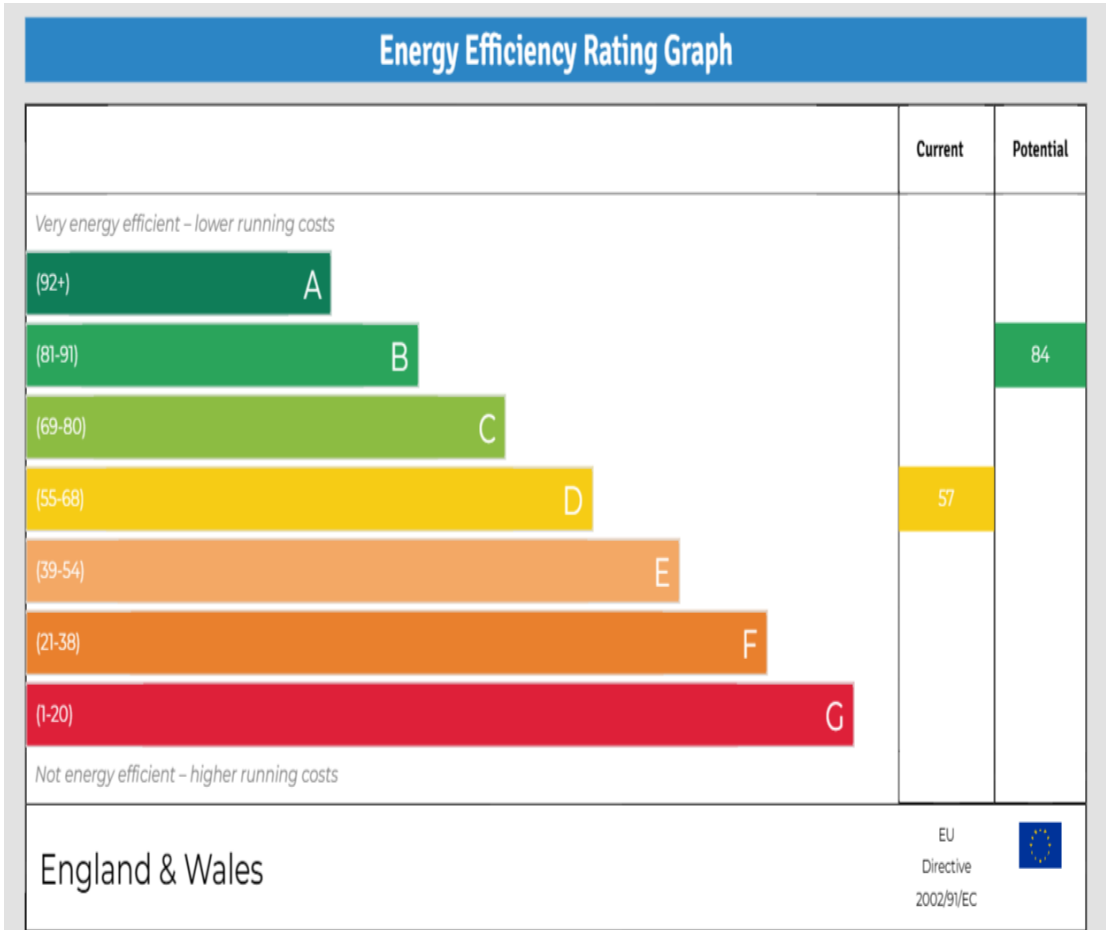
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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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