



**Bouvier Road, EN3 5SH**

£265,000

Leasehold

**Castles**







## Bouvier Road, EN3 5SH

A three bedroom ground floor purpose built flat located close to Hertford Road, within approx 1m of Turkey Street train station ( Serving London Liverpool Street) and close to local shops and schools. Features include spacious living room, 3 bedrooms, security entryphone system, ground floor, double glazing, gas central heating.

EPC Rating: D

Council Tax Band: C

As advised by the Seller:-

Terms of Lease: 121 years from 30/01/1988

Service Charge: £1,340.00 P/A

Ground Rent: £10.00 P/A

**£265,000**      Leasehold

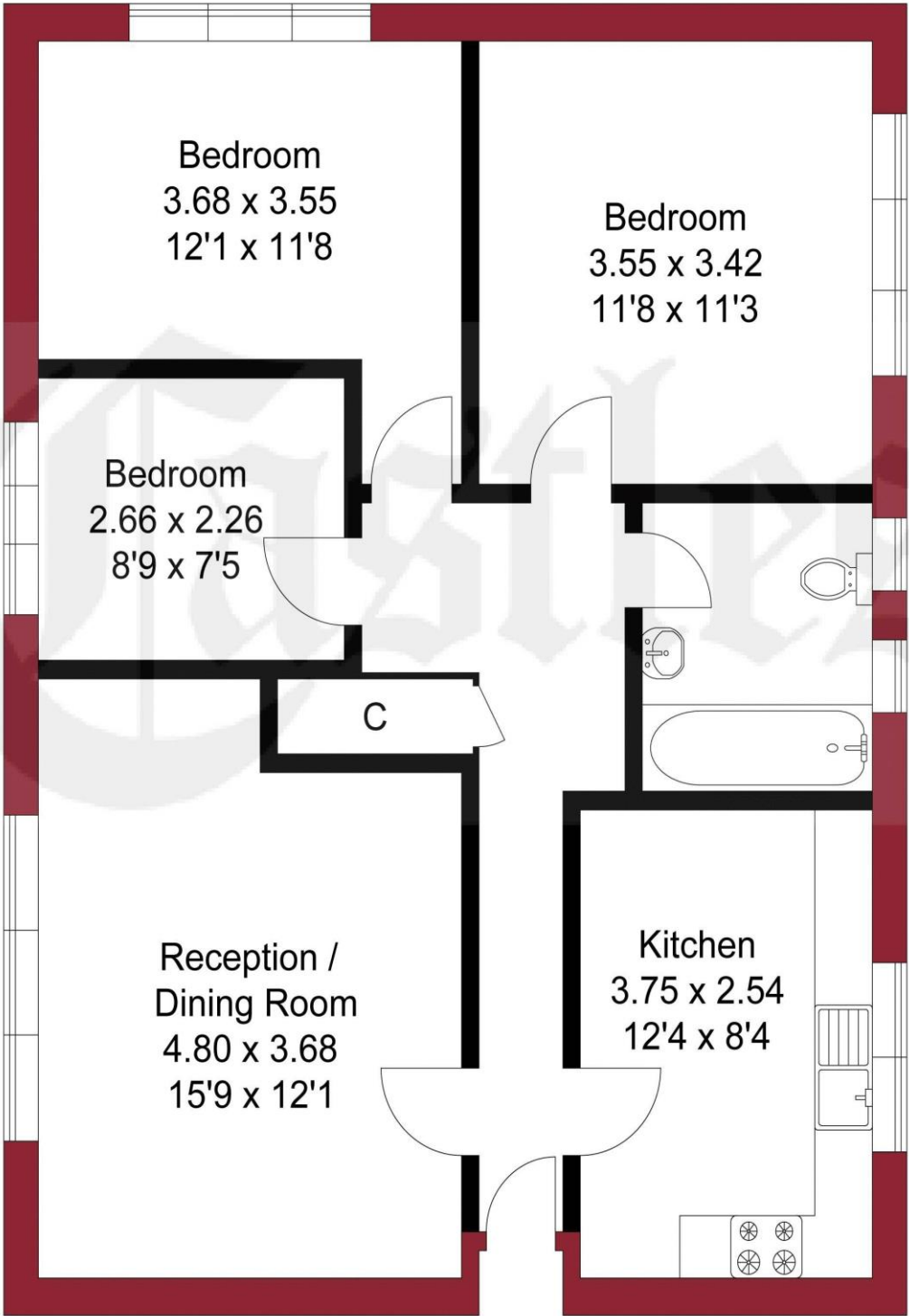
# Castles

020 8804 8000  
enfield@castles.london





APPROXIMATE GROSS INTERNAL AREA  
71.85 sqm / 773.38 sqft



GROUND 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."

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	56 D
39-54	E		
21-38	F		
1-20	G		



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