



# Castles

ASKING PRICE

**£145,000**

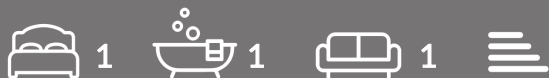
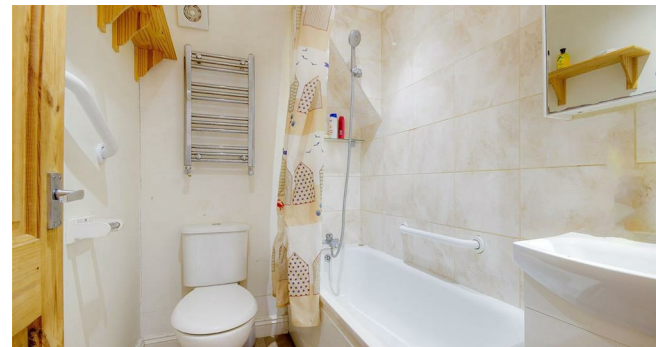
**Ordnance Road**

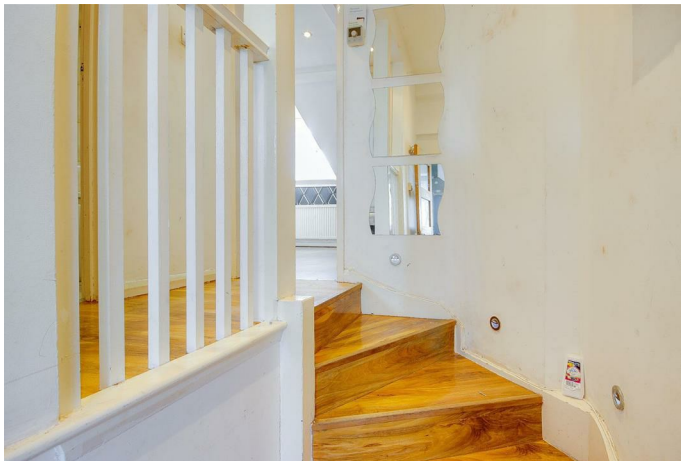
Enfield, EN3 6BU

## PROPERTY SUMMARY

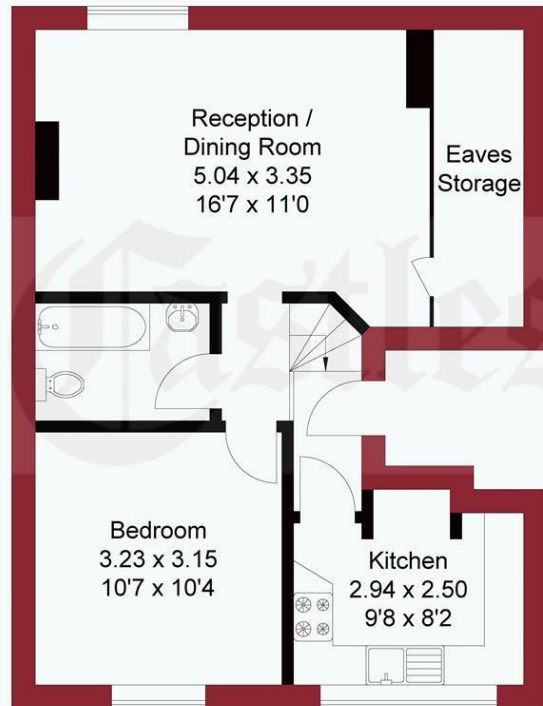
Castles are pleased to present this well-proportioned one-bedroom top floor apartment, ideally located just moments from Enfield Lock Station. This chain free property offers a rare opportunity for first time buyers or investors alike. Internally, the flat is bright and well maintained, featuring a generous reception room, a separate fitted kitchen, a modern bathroom and a spacious double bedroom. Additional features include gas central heating and double glazing throughout. Positioned only 0.1 miles from Enfield Lock Station, the property offers excellent transport links into Central London, while being within easy reach of local shops and amenities. Offered with no onward chain. Early viewing is highly recommended.

\* New 110 year lease to be issued on completion, paid by the seller to be confirmed by seller solicitors





APPROXIMATE GROSS INTERNAL AREA  
47.71 sqm / 513.54 sqft  
(Excluding Eaves Storage)



SECOND FLOOR

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

For a guide to the area  
please scan this code for  
more information



Flat

Leasehold

**Council:**

**Council Tax Band:** B

**Lease Remaining:** n/a

**Service Charge:** n/a

**Ground Rent:** n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



#### OFFICE ADDRESS

243 - 245 Hertford Road  
Enfield  
London  
EN3 5JJ

#### OFFICE DETAILS

0208 804 8000  
enfield@castles.london  
<https://www.castles.london>

| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92-101)                                    | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |