



Castles

GUIDE PRICE

£600,000

Ordnance Road

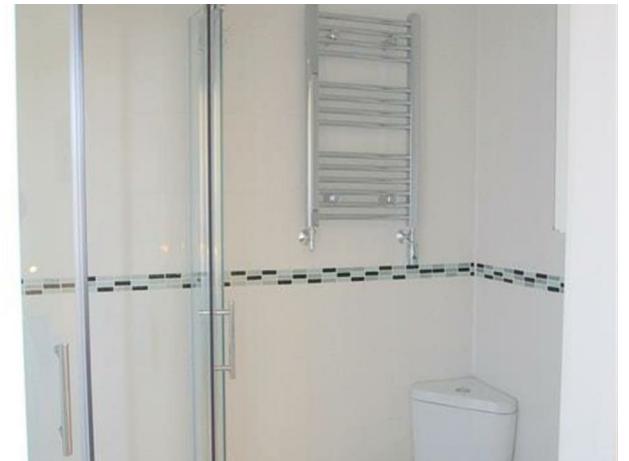
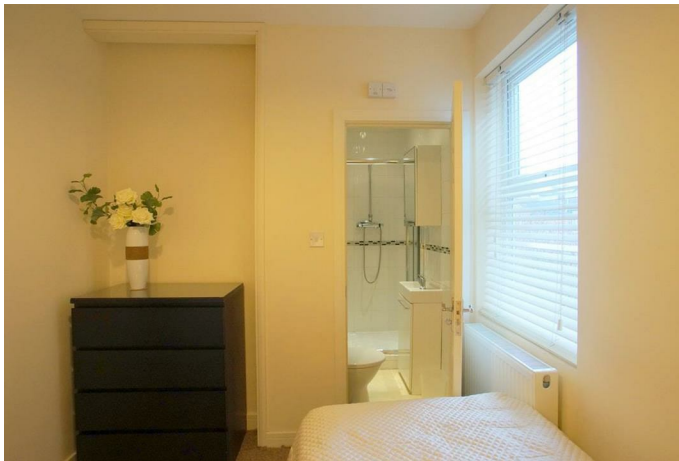
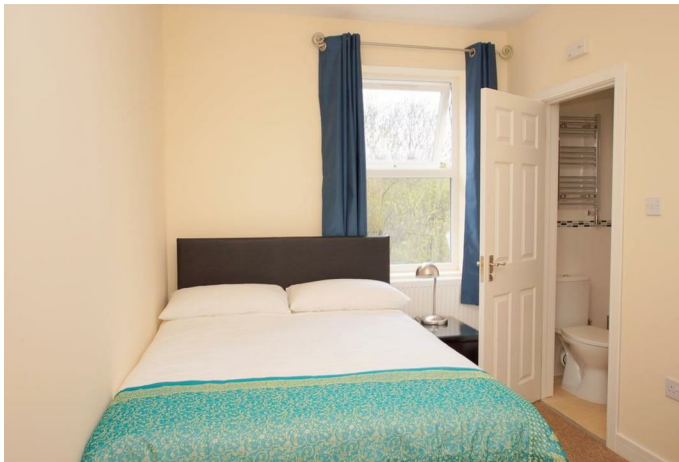
Enfield, EN3 6AF



PROPERTY SUMMARY

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.

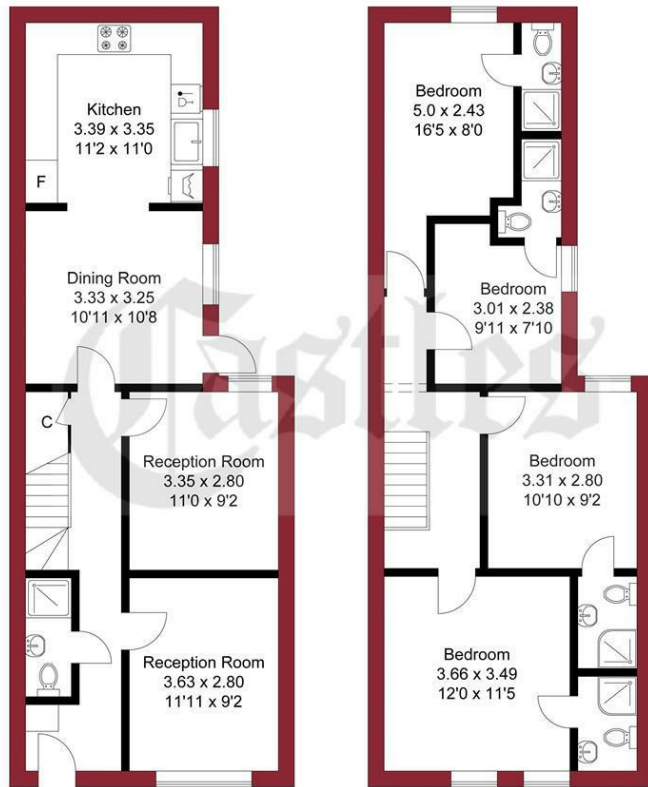




APPROXIMATE GROSS INTERNAL AREA
113.96 sqm / 1226.65 sqft

A guide to the area

AREA GUIDE TEXT



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



House - Detached

Freehold

Council:

Council Tax Band: D

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

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