



 **2**
Bedrooms

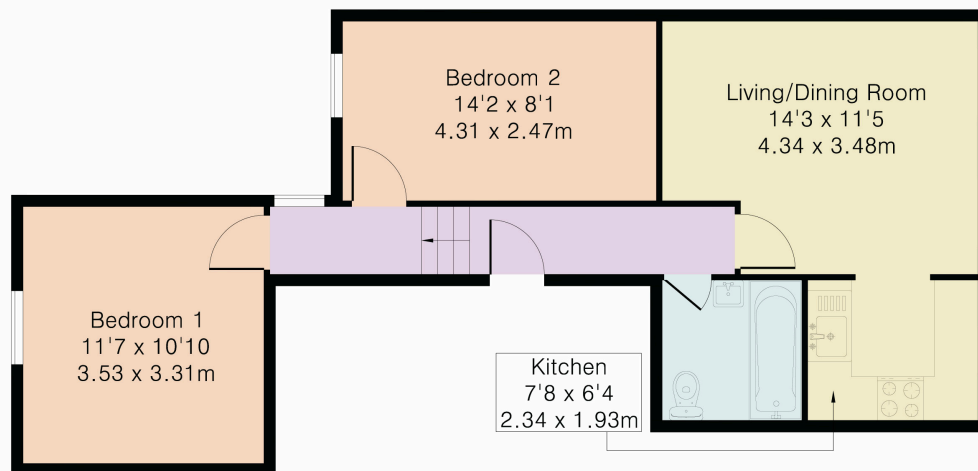
 **1**
Bathroom



Greengate Residential are delighted to offer for sale this spacious two bedroom first floor flat with access to rear garden. The property is ideally located to local amenities including shopping parades and local transport facilities including Southbury Station (0.3mi), Ponders End (0.8mi), Bush Hill Park Station (0.8mi). The property is offered in excellent condition and further benefits include gas central heating, double glazing, long lease and no service charges.

Ideal first time buy or buy to let investment.

Approximate Gross Internal Area 557 sq ft - 52 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Derby Road, EN3 4AW

