

HEATHS CLOSE

Enfield EN1 3UP



TWO DOUBLE BEDROOM UPPER FLOOR FLAT

BRIGHT & SPACIOUS RECEPTION WITH FEATURE FIREPLACE

MODERN FITTED KITCHEN-DINING ROOM

THREE PIECE SHOWER SUITE

COMMUNAL PARKING, ENTRYPHONE & SURROUNDING GROUNDS

WITHIN EASY REACH OF MAIN LINE STATIONS

CLOSE TO SHOPS, TRANSPORT LINKS, SCHOOLS & GREEN SPACES

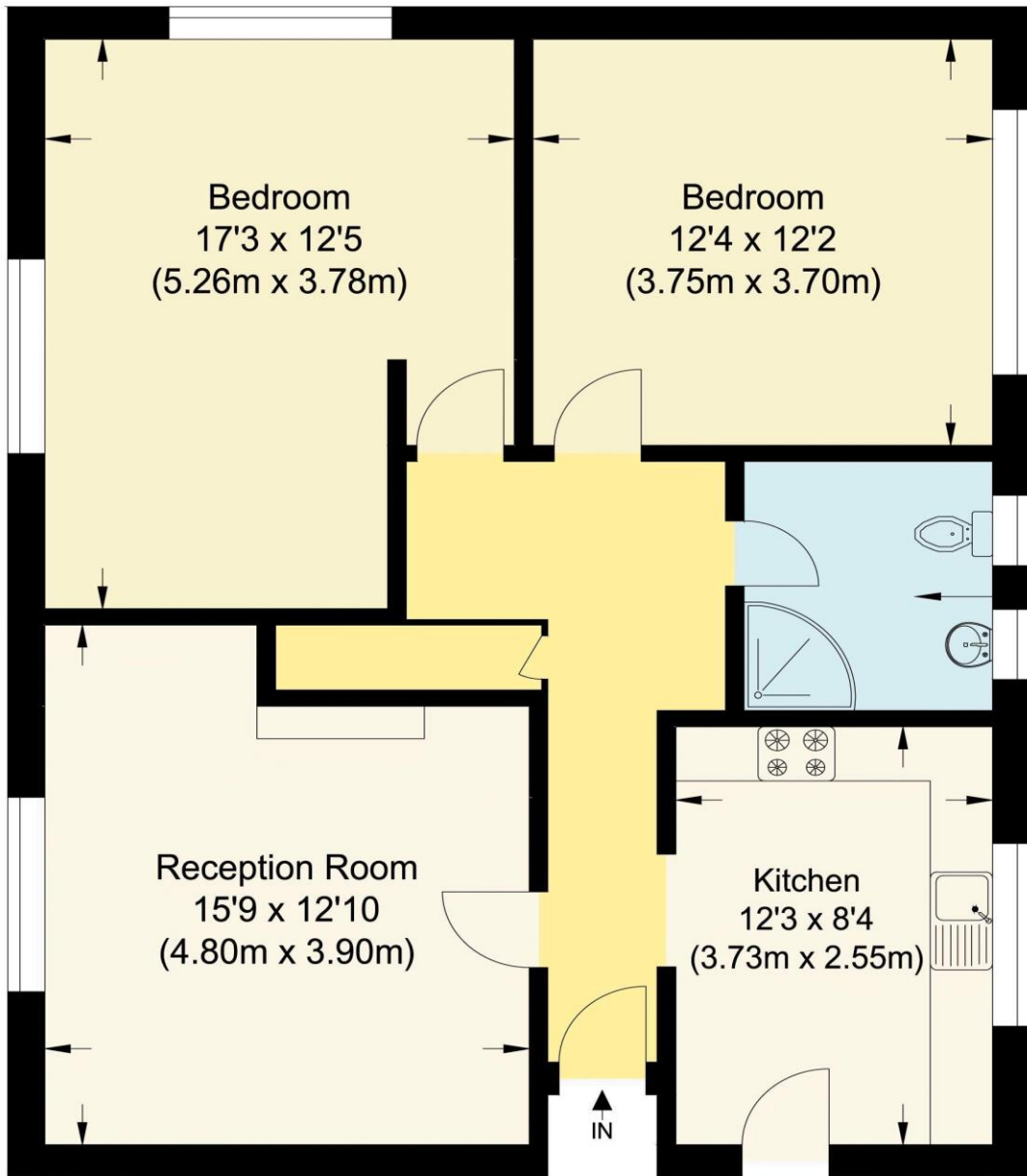
OFFERED CHAIN FREE

£339,995

Leasehold

James Hayward are pleased to present, a two double bedroom, purpose built upper floor flat, with communal parking, Entryphone system, bike shed and grounds surrounding. This very appealing property offers bright and spacious living accommodation, which includes a modern kitchen-breakfast room, good sized reception and shower room. Location wise, the flat is within easy reach of shops, transport & motorway links, schools and many other amenities. Definitely one to have a look at to fully appreciate this generously proportioned apartment. CHAIN FREE - Council Tax Band: C





Second Floor



Heath Close

Shower Room
7'7 x 6'7
(2.30m x 2.0m)

Approximate Gross Internal Floor Area : 77.0 sq m / 828.82 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

| | | |
|---------------------------------------|---------------------------|--|
| 27 Heaths Close ENFIELD EN1 3UP | Energy rating D | Valid until: 28 September 2033 Certificate number: 0340-2573-2310-2527-7085 |
|---------------------------------------|---------------------------|--|

| | |
|------------------|------------------|
| Property type | Top-floor flat |
| Total floor area | 78 square metres |

Rules on letting this property

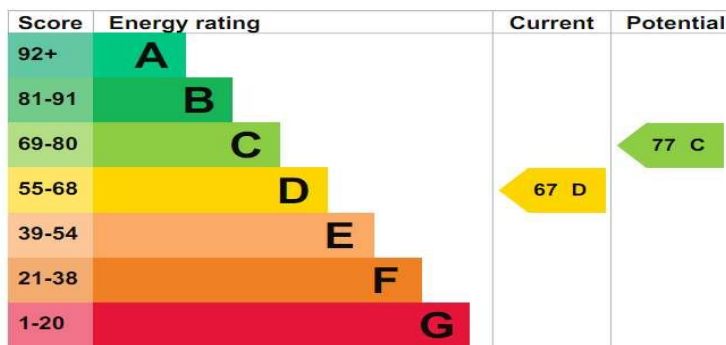
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

| Feature | Description | Rating |
|---------|--|--------|
| Wall | Cavity wall, as built, no insulation (assumed) | Poor |

Viewing: Strictly by appointment via owner's Agent

James Hayward on 020 8367 4000

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000