



91, Chase Side | | Enfield | EN2 6NL

Asking Price £339,995





## Key features

- GROUND FLOOR FLAT WITH NEW 150 YEAR LEASE
- TWO DOUBLE BEDROOMS
- BRIGHT & AIRY RECEPTION WITH FEATURE FIREPLACE
- KITCHEN WITH DIRECT ACCESS TO GARDEN
- THREE PIECE BATHROOM SUITE
- SHORT WALK FROM ENFIELD TOWN CENTRE
- CLOSE TO MAIN LINE STATIONS & BUS ROUTES
- SCHOOLS, GP SURGERY, SPORTS & LEISURE FACILITIES NEAR BY
- LEASEHOLDER RESPONSIBLE FOR ONE SIXTH OF REPAIRS & MAINTENANCE

## Description

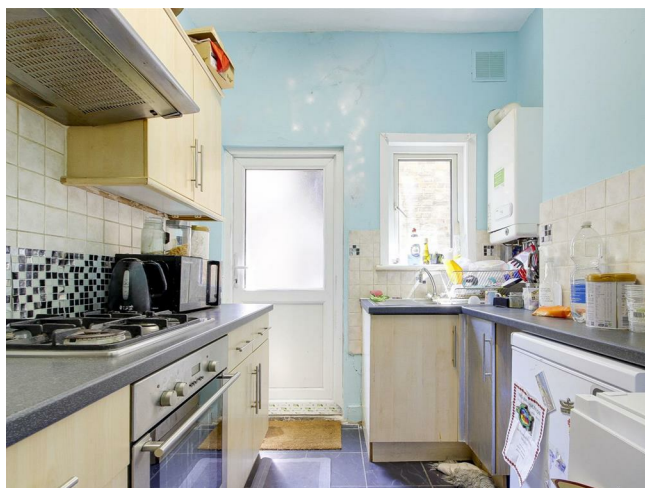
James Hayward are pleased to welcome to this delightful, two bedroom ground floor apartment, which boasts a private garden, perfect for enjoying a cup of tea on a sunny afternoon or hosting a small gathering with friends and family.

As you step inside, you are greeted by a bright and airy reception room, ideal for relaxing after a long day. The property also features two double bedrooms, offering ample space for a growing family, guests, or even a home office, kitchen and bathroom suite.

Conveniently situated close to mainline stations, commuting will be a breeze, whether you're heading to work or exploring the vibrant city of London. Additionally, with shops, schools, and sports facilities within easy reach, you'll have everything you need right at your doorstep.

A new lease is offered with the sale of this property, so if you are a first time purchaser, looking to downsize or an investor, please call for an appointment.

## Directions



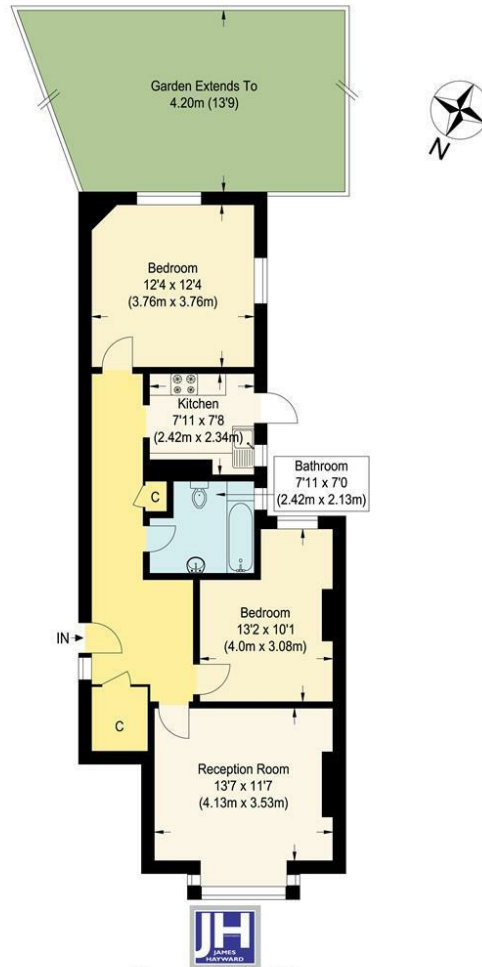


Two double bedroom, ground floor flat with new 150 Year lease and own private garden. No fixed Service charges, peppercorn rent





# Floor plans



## Chase Side, EN2

Approximate Gross Internal Floor Area : 68.60 sq m / 738.40 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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