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Quotes taken from independent Google reviews 2006 to 2016



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**Island Centre Way, Middlesex EN3**

**£275,000** FOR SALE

*Maisonette*

1 1 1



# Island Centre Way, Middlesex EN3 £275,000

## Description

CHAIN FREE. A bright split-level one bedroom converted maisonette, located within the Enfield Island development in EN3. The property offers 490 sq.ft of living space and comprises; a good-sized reception room, a modern integrated galley kitchen, good-sized double bedroom, separate WC and walk-through bathroom with both bath and shower facilities. The property offers an abundance of natural light throughout. Ideal for a single occupant.

The Enfield Island development has excellent transport links to the M25 and A406 whilst being a 10-minute walk away from Enfield Lock station. The open green spaces of Sewardstone Park are nearby, as is King Georges' Reservoir.

## Key Features

- \*Ideal for a single occupant

<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	C



## Floorplan

Island Centre Way, EN3  
Approx. Gross Internal Area 490 Sq Ft - 45.52 Sq M



**Ground Floor**  
Floor Area 290 Sq Ft - 26.94 Sq M



**Mezzanine**  
Floor Area 200 Sq Ft - 18.58 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
lpplus.com

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</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	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.