

Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at philipalexander.net/reviews

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

trustworthy
faultless service
straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
transparent

Quotes taken from independent Google reviews 2006 to 2016



PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

philipalexander
Thinking local

020 8342 9444
www.philipalexander.net

philipalexander
Thinking local



Island Centre Way, Middlesex EN3

£1,350 FOR SALE

Maisonette

1 1 1



Island Centre Way, Middlesex EN3 £1,350 Per

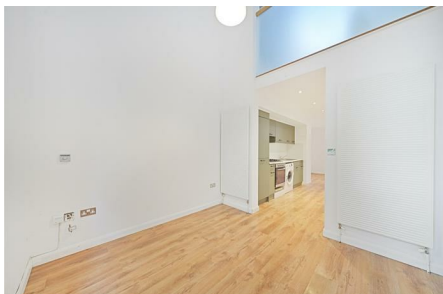
Description

A well presented one bedroom maisonette located in Enfield Island Village. This property has excellent transport links to the M25 & A406, and also has Enfield Lock train station within 10 minute walk.

Comprising a bright reception room, separate kitchen diner, modern bathroom, and double bedroom. Local amenities all close by.

Key Features

| | |
|------------------------|-----------------|
| Tenure | to be confirmed |
| Lease Expires | to be confirmed |
| Ground Rent | to be confirmed |
| Service Charge | Haringey |
| Local Authority | C |
| Council Tax | |



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.
lpaplus.com

EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 91 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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.