



Greenwood Avenue, Enfield

£295,000



the advantage of experience



- Two Bedroom Apartment
- Ground Floor
- Off-Street Parking
- 989 Years Remaining on Lease
- Walking Distance to Brimsdown Mainline Station (Liverpool St approx 25 mins)
- Within Catchment of Eastside Primary & Ark John Keats Primary Schools
- Local Shops Nearby
- Communal Gardens
- Recently Refurbished



For more images of this property please visit havilands.co.uk



Havilands are pleased to offer For Sale, this TWO BEDROOM GROUND FLOOR APARTMENT located on Greenwood Avenue, EN3. An ideal starter home or investment purchase, this property offers 622sqft of living space and is comprised of two bedrooms, lounge/diner, kitchen and family bathroom. The property also benefits from a lease extending over 950 years and off-street parking. Within walking distance of the property is Brimsdown Mainline Station offering direct rail links into central London (Liverpool St approx 25 minutes). The property also falls within the catchment area of good local schools including Eastside Primary & Ark John Keats Primary. There are a number of local shops and amenities also nearby on Green Street with a number of larger stores a short drive away along Hertford Road, as well as Tesco supermarket also a short drive from the property. Refurbished throughout, this property should not be missed - to arrange a viewing, please get in touch with a member of the team.

Property Information:

Tenure: Leasehold

Lease Remaining: 989 years

G/Rent: TBC

S/Charge: £2426.16/year

Local Authority: Enfield Borough

Council Tax: Band C (£1835.98 24/25)

EPC Rating: Current 71(C); Potential 76(C)

For more images of this property please visit havilands.co.uk

Havilands




Approximate total area⁽¹⁾
621.61 ft²
57.75 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

Havilands

the advantage of experience