



# Bycullah Road, Enfield

£260,000

**Havilands**

the advantage of experience



- One Bedroom Apartment
- First Floor
- Chain Free
- 98 Year Lease
- Off-Street Parking
- Walking Distance to Enfield Chase Mainline Station (Moorgate approx 30 mins)
- Walking Distance to Enfield Town Overground Station (Liverpool St. approx 30 mins)
- Local Shops inc. Waitrose Nearby

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this ONE BEDROOM APARTMENT on Bycullah Road, EN2. Located on the FIRST FLOOR, the property is comprised of one double bedroom, family bathroom, lounge/diner and kitchen. The property also benefits from off-street parking and has a remaining lease of 98 years.

An ideal starter home or investment property, the apartment is within walking distance of Enfield Chase Mainline Station offering direct rail links into central London (Moorgate approx 35 mins). Also easily accessible is Enfield Town Overground Station offering direct rail links to Liverpool St. (approx 30 mins). The property is within walking distance of a number of local shops and amenities along Windmill Hill including Waitrose in addition to a plethora of shops & amenities in Enfield town centre.

To arrange a viewing, please do not hesitate to get in touch with a member of the team.

#### Leasehold Information:

Tenure: Leasehold

Lease Remaining: 98 years (125 years from 01/01/1997)

Ground Rent: TBC

Service Charge: TBC

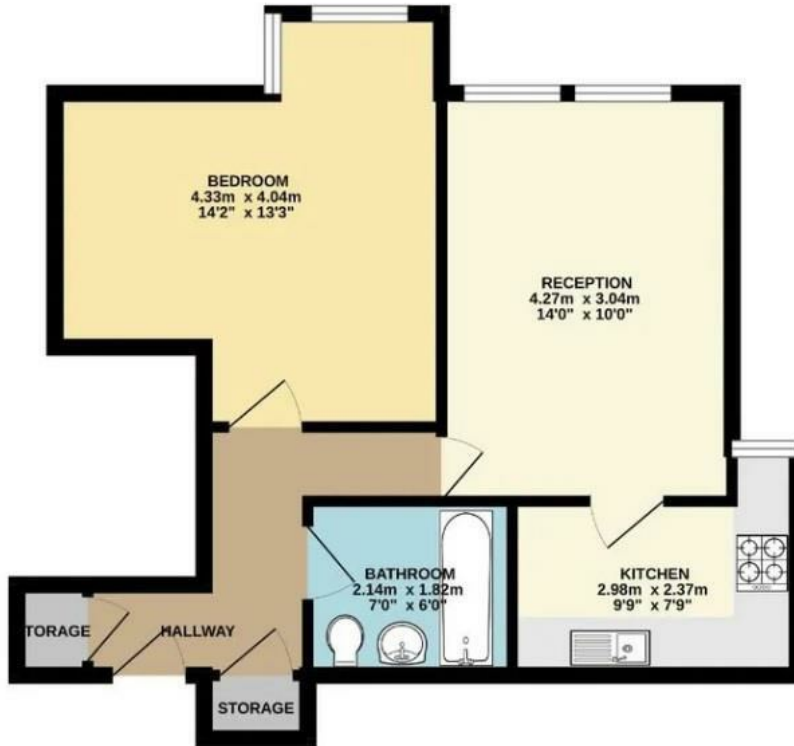
Local Authority: Enfield Borough

Council Tax: Band C (£1835.98 24/25)

EPC Rating: Current 68(D); Potential 78(C)

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GROUND FLOOR  
43.5 sq.m. (468 sq.ft.) approx.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

havilands | 020 8886 6262  
come by and meet the team  
30 The Green, Winchmore Hill, London, N21 1AY