



Bycullah Road, Enfield

Offers In Excess Of £300,000

Havilands

the advantage of experience



- Two Bedroom Apartment
- Ground Floor
- Chain Free
- 98 Year Lease
- Off-Street Parking
- Walking Distance to Enfield Chase Mainline Station (Moorgate approx 35 mins)
- Walking Distance to Enfield Town Overground Station (Liverpool St. approx 30 mins)
- Local Shops inc. Waitrose Nearby
- Within Catchment of Chase Side Primary School

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



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM APARTMENT on Bycullah Road, EN2. Located on the GROUND FLOOR, the property is comprised of two bedrooms with en-suite to the master 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. Additionally the property falls within the catchment area of Chase Side Primary School (OFSTED: Good) in addition to sought after secondary schools nearby.

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: £160/year

Service Charge: £2230.90/year - 24/25

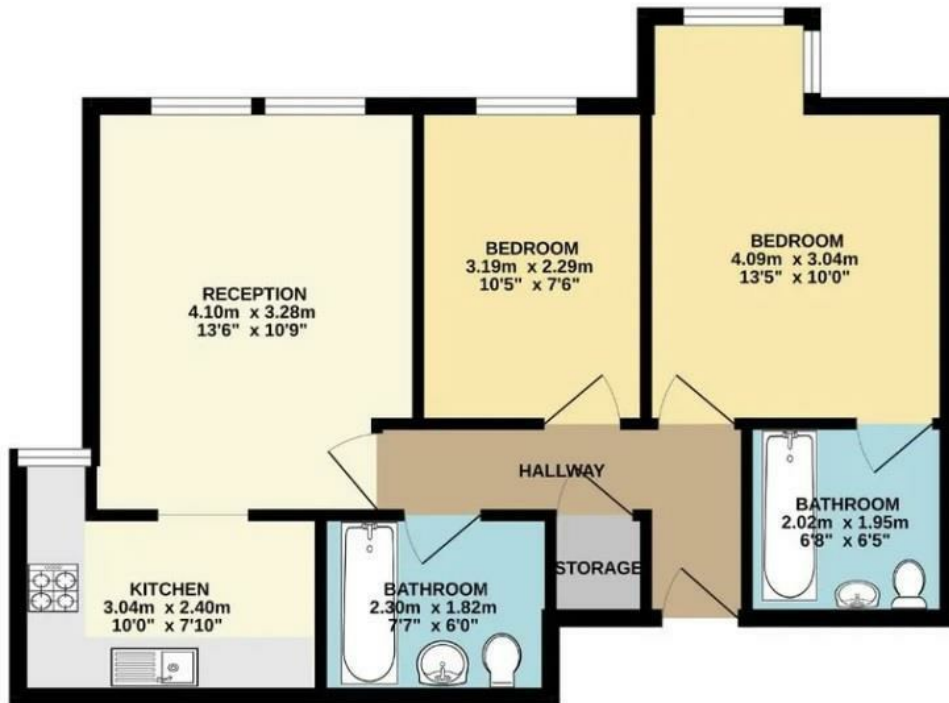
Local Authority: Enfield Borough


Council Tax: Band D (£2065.48 24/25)

EPC Rating: Current 7(C); Potential 7(C)

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GROUND FLOOR
51.1 sq.m. (550 sq.ft.) approx.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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 	

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come by and meet the team
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