



Ermine Side, Enfield

£325,000

Havilands

the advantage of experience



- Three Bedroom Split-Level Apartment
- Leasehold
- Private Garden
- Walking Distance to Bush Hill Park Overground Station (Liverpool St approx 30 mins)
- Within Catchment of Bush Hill Park & George Spicer Primary Schools
- Within Catchment of Kingsmead, Enfield County & Enfield Grammar Schools
- Local Shops & Amenities Close By
- Ease of Access to A10, A406 & M25



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



Havilands are pleased to offer For Sale, this THREE BEDROOM SPLIT-LEVEL APARTMENT on Ermine Side, Enfield. Offered with a remaining lease of 87 years, the property offers 902sqft of living space across two floors and is comprised of three bedrooms, family bathroom, separate toilet, lounge, dining room and kitchen. The property also benefits from a private rear garden extending to approx 25ft.

An ideal investment property or first time purchase, the property is within the catchment area of a number of local schools including Bush Hill Park & George Spicer Primary Schools as well as Kingsmead, Enfield Grammar & Enfield County Schools.

The property is conveniently located with Bush Hill Park Overground Station offering direct rail links into central London (Liverpool St approx 30 mins) within walking distance. Also easily accessible from the property is the A10 providing excellent road links across the Borough with direct access to both the A406 & M25. There is also plenty of green space nearby with Bush Hill Park moments away from the house. There are a number of convenience stores within easy reach of the property on Main Avenue & St. Mark's Road in addition to being close to Colosseum Retail Park offering a wide range of shopping and leisure facilities. Viewing is advised - to arrange yours, please get in touch with a member of the team.

Leasehold Information:

Tenure: Leasehold

Lease Length: 95 years from 18/01/2016

Lease Remaining: 87 years

G/Rent: Peppercorn

S/Charge: £1185.00/year

Local Authority: Enfield Borough

Council Tax: Band C(£1835.98 24/25)

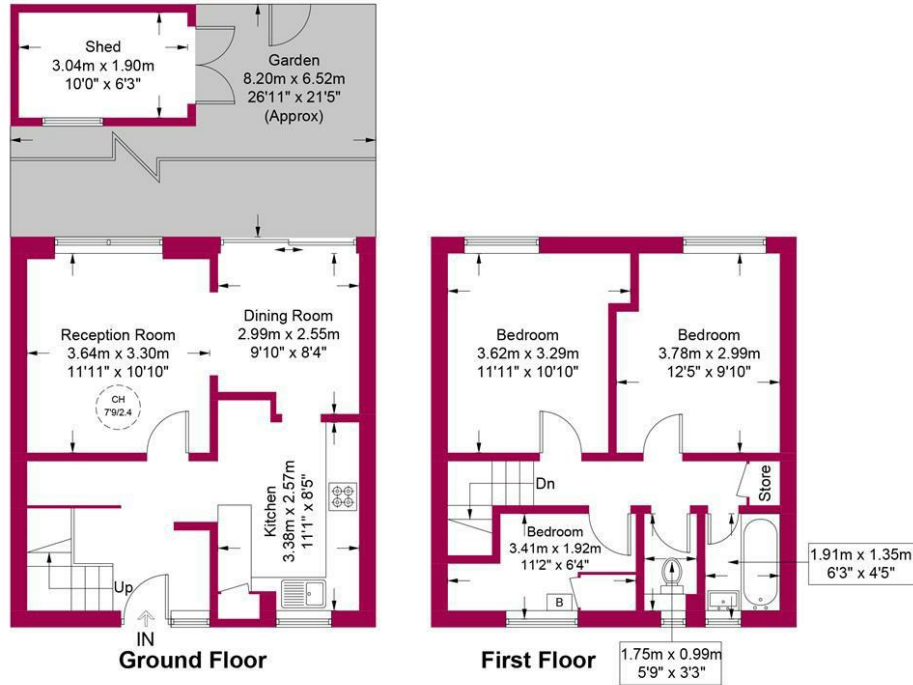
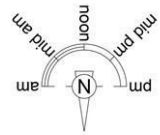
EPC Rating: Current 69(C); Potential 71(C)

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

Ermine Side, EN1

Approximate Gross Internal Area = 902 sq ft / 83.8 sq m

Shed = 62 sq ft / 5.8 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	81
(69-80) C		
(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	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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 come by and meet the team
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