



1a Lincoln Road, Enfield

£280,000

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- One Bedroom Apartment
- Ground Floor
- Resident's Parking
- Garage En-Bloc
- Communal Gardens
- Leasehold - 142 Years Remaining
- Walking Distance to Enfield Town Overground Station (Liverpool St approx 30 mins)
- Shops & Amenities Nearby inc. Tesco Supermarket.
- Ideal First Time Purchase or Investment



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



Havilands are pleased to offer For Sale, this ONE BEDROOM APARTMENT located within Potters Field, EN1. An ideal starter property for someone looking to get onto the property ladder, the apartment offers 426sqft of living space and is comprised of: a double bedroom, lounge, kitchen and bathroom. The property also benefits from communal gardens, a garage en-bloc and is offered with a remaining lease in excess of 140 years.

The property is well located with Enfield Town Overground Station within walking distance, offering direct rail links into central London (Liverpool St approx 30 mins). Also within easy reach of the property is Enfield town centre offering a wide range of shopping and leisure facilities including Tesco supermarket. Viewing is highly recommended. To arrange yours, please get in touch.

#### Leasehold Information:

Tenure: Leasehold

Lease Length: 189 Years from 25/03/1978

Lease Remaining: 142 Years

G/Rent: £Peppercorn

S/Charge: £1920/year

Local Authority: Enfield Borough

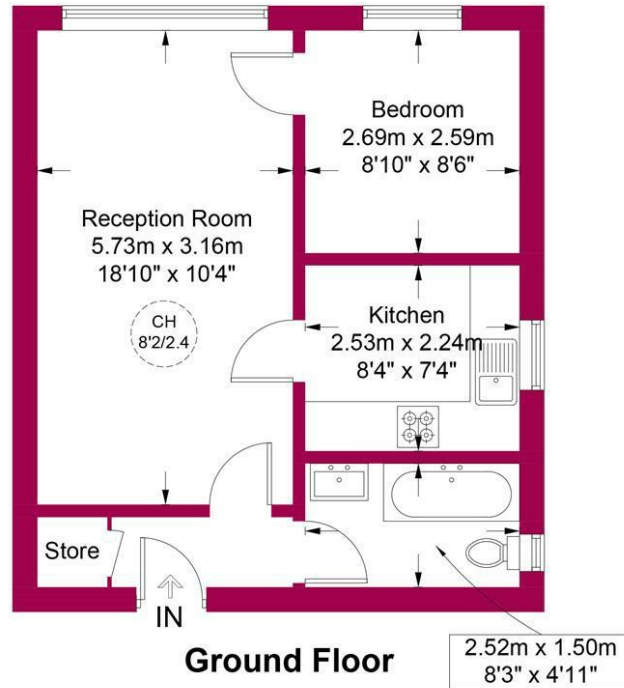
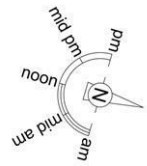
Council Tax: Band C (£1923.57 25/26)

EPC Rating: Current 59(D); Potential 75(C)

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Pottersfield, EN1

Approximate Gross Internal Area = 426 sq ft / 39.6 sq m



### Energy Efficiency Rating

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

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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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