

**FOR SALE**



**Larmans Road, Enfield, EN3**  
**Chain Free £209,995 Leasehold**

**Anthony Webb**  
ESTATE AGENTS





Anthony Webb



# Larmans Road, Enfield, , EN3

A well presented one double bedroom apartment located on the second floor (top) of this 1990s purpose built block/development with secure communal entrance and communal parking facilities.

Larmans Road is located off the Hertford Road and is within easy walking distance of many shops, restaurants, bus routes and Turkey Street mainline station into Liverpool Street.

Secure entry phone system to communal hallway • Good size living room • Modern fitted kitchen with white goods • Modern bathroom • Generous double bedroom • Loft storage space • Modern electric heaters • Double glazing • Ample communal parking spaces within the development.

Enfield council band B  
Lease remaining -153 years  
Service charges-£1756.08 p.a  
Ground rent-£0

- One double bedroom
- Second floor apartment
- Living room
- Modern kitchen/bathroom
- Double glazing/Electric heating
- Secure communal entrance
- Loft storage space
- Communal parking facilities



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (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                                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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SECOND FLOOR



TOTAL FLOOR AREA: 409sq.ft. (38.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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