



Castles

ASKING PRICE

**£180,000**

**Burncroft Avenue**

Enfield, EN3 7JQ Leasehold

## PROPERTY SUMMARY

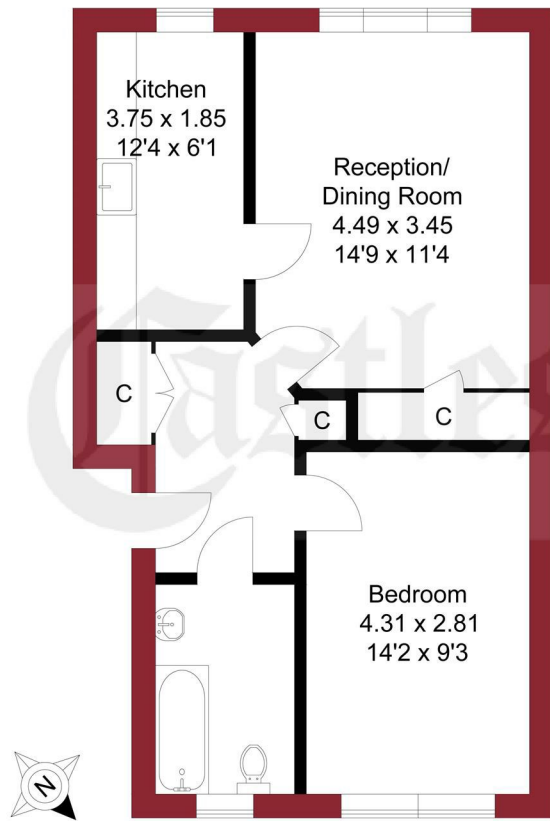
A spacious 1 bedroom 1st floor purpose built flat located off Green Street in Enfield Highway close to local shops, bus routes and Durants Park and less than 0.5m to Brimsdown Train Station (serving London Liverpool Street). This realistically priced flat requires some cosmetic updating and is offered on a chain free basis. Viewing is recommended.

Features include:-  
Double glazing,  
Gas central heating,  
Living room,  
Kitchen,  
Bathroom,  
Bedroom,  
Ample storage.





APPROXIMATE GROSS INTERNAL AREA  
49.06 sqm / 528.07 sqft



FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

For a guide to the area  
please scan this code for  
more information



Flat Leasehold

**Council:** Enfield

**Council Tax Band:** B

**Lease Remaining:** Expires end of March 2113. 86 years and 10 months remaining.

**Service Charge:** £1,374.00 P/A (Approx.)

**Ground Rent:** £10.00 P/A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

243 - 245 Hertford Road  
Enfield  
London  
EN3 5JJ

**OFFICE DETAILS**

0208 804 8000  
enfield@castles.london  
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C		75	77
(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	