



BREENS

James Lee Square

Enfield · EN3

ASKING PRICE

£269,500

LEASEHOLD



# BREENS

THE HOME

## James Lee Square

*Enfield · EN3*

### KEY FEATURES

- Chain Free
- Lease: 189 Years from Dec 1997 (159 Year Lease Remaining)
- Service Charge : £2,400 Per Annum (As Advised By Our Vendor)
- Ground Rent: £100 Per Annum (As Advised By Our Vendor)
- Two Bedroom Ground floor Apartment
- Grade II Listed Apartment
- Beautiful Views Over The Canal Stream
- Modern Bathroom (White Suite)
- Sash Windows/High Ceilings
- Communal Parking

EPC RATING

D

COUNCIL TAX BAND

C

2

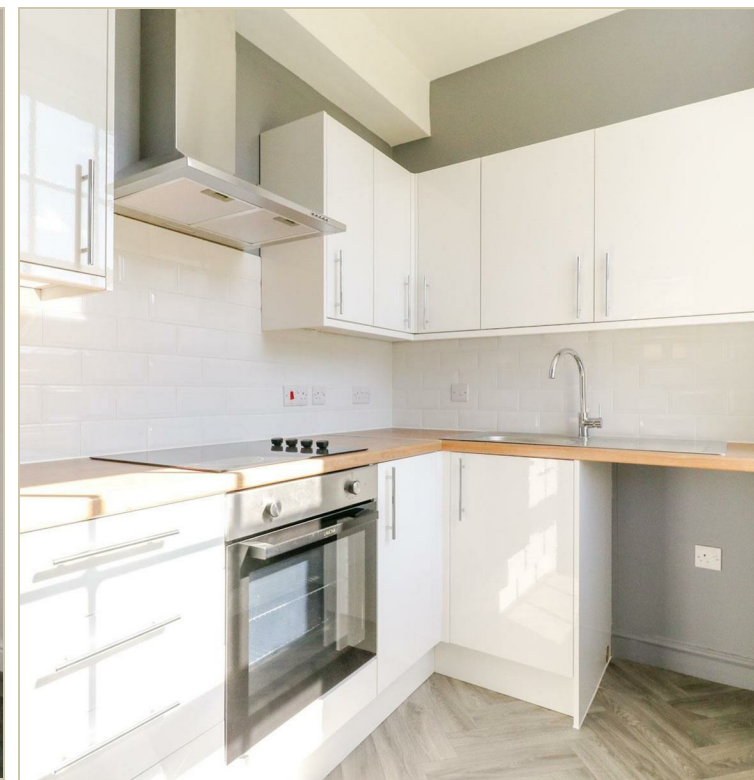
BEDROOMS

1

BATHROOMS

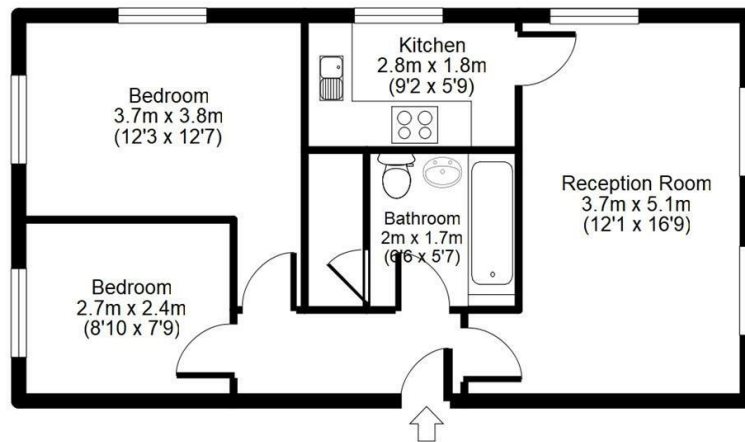
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RECEPTIONS



## James Lee Square, Enfield, EN3

APPROX GROSS INTERNAL FLOOR AREA: 516 sq. ft / 48 sq. m



For identification purposes only  
Measurements are approximate and not to scale

BREENS

GET IN TOUCH

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www.breens.property

VISIT US

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5UQ

These particulars are intended as a general guide and are believed to be correct, but their accuracy is not guaranteed and they do not form part of any offer or contract. All measurements are approximate and for guidance only. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for purpose. Photographs are for illustration only and may depict items that are not for sale or included in the sale price. References to tenure are based on information supplied by the vendor; the Agent has not seen the title documents, and buyers should obtain verification from their solicitor or surveyor. Under the Money Laundering Regulations 2017, intending purchasers will be asked to produce identification and documentation at a later stage. These particulars are issued on the condition that all negotiations are conducted through Breens Estate Agents. Subject to contract and availability.