

The logo for 'Castles' is written in a stylized, red, gothic-style font. It is positioned in the upper right corner of the image, partially overlapping the sky and the top of the building.

Castles

ASKING PRICE

£265,000

Greener Court, Martini Drive

Enfield, EN3 6GT Leasehold

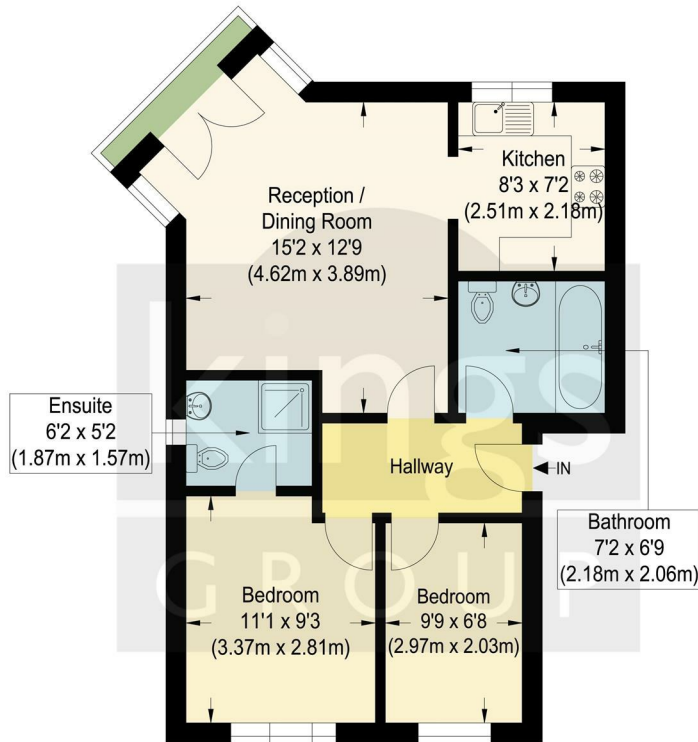
PROPERTY SUMMARY

A 2nd floor 2 double bedroom, 2 bathroom modern purpose built flat with Juliet balcony and River Lea views. Located on the popular Enfield Island Village within approximately 0.5 miles of Enfield Lock Station (serving London Liverpool Street) and close to local shops and schools. The property is being sold with the added benefit of a newly extended 165 years lease (on completion). Viewing is highly recommended.





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



Second Floor

Greener Court

Approximate Gross Internal Floor Area : 52.70 sq m / 567.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Flat Leasehold

Council: Enfield Council Tax Band: D

Lease Remaining: We are advised by the seller that they will issue a newly extended 165 year lease (on completion)

Service Charge: £1,898.68 P/A

Ground Rent: £110.00 P/A

Enfield Island Village Rent Charge: £300.00 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	A (92-101)		
	B (81-91)		
	C (69-80)		
	D (55-68)		
	E (39-54)		
	F (21-38)		
	G (1-20)		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			