

Castles

ASKING PRICE

£325,000

Carterhatch Road

Enfield, EN3 5LT Share of Freehold

PROPERTY SUMMARY

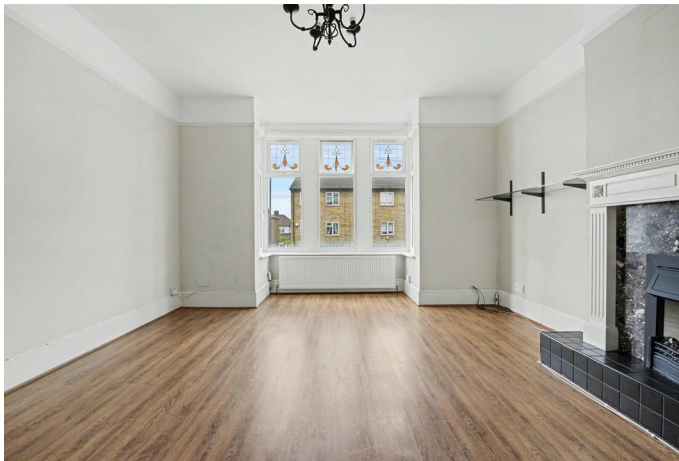
A well-presented first floor, two bedroom period conversion situated on Carterhatch Road, just off the ever-popular Hertford Road, offering excellent access to a wide range of local amenities, transport links and well-regarded schools.

The property features a spacious living room with attractive bay windows, creating a bright and welcoming living space. Additional benefits include a remarkable 959 year lease, Share of Freehold, no service charges, gas central heating, double glazing and an allocated parking space.

Ideally located, the property is within easy reach of the shops, cafes and supermarkets along Hertford Road, while Turkey Street Station provides direct rail services into London Liverpool Street, making it well suited to commuters. There are also excellent road links via the A10, M25 and A406, as well as several local bus routes serving Enfield Town and the surrounding areas.

Offered to the market chain free, this property would make an ideal first-time purchase, downsizer's home or buy to let investment.





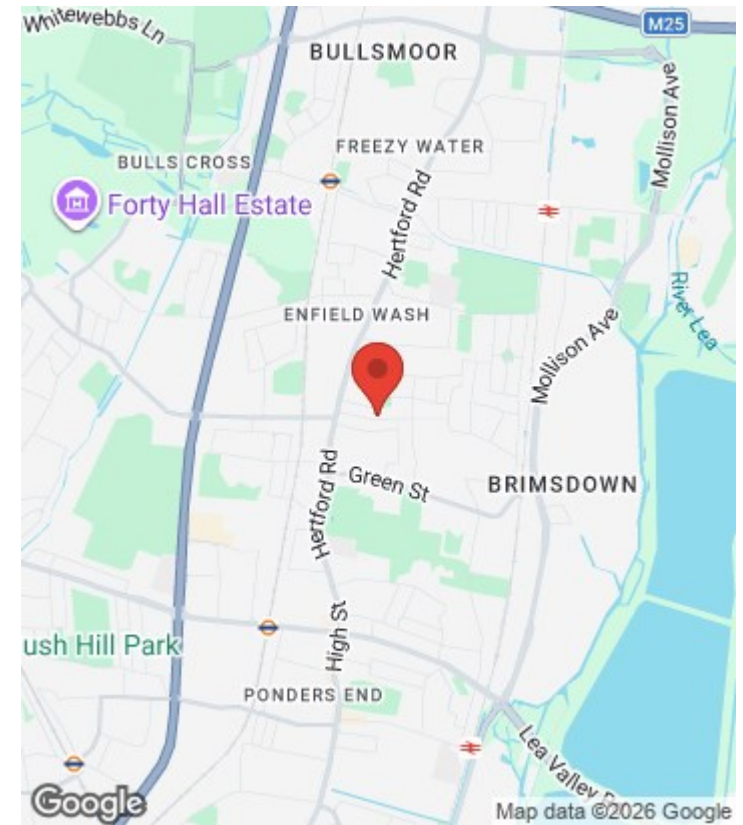
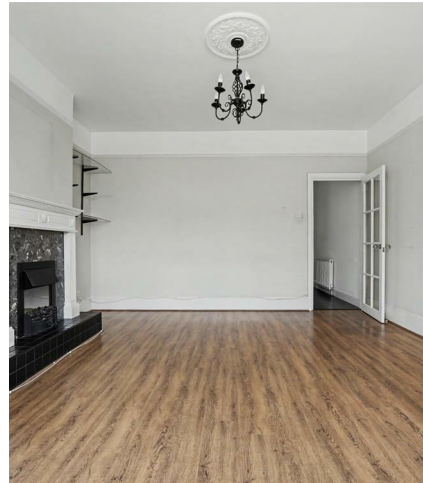
APPROXIMATE GROSS INTERNAL AREA
59.50 sqm / 640.45 sqft



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 Share of Freehold
Council: Enfield
Council Tax Band: C
Terms of Lease: 959 year lease

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			
(92-100) 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		71	80
EU Directive 2002/91/EC			