



Castles

GUIDE PRICE

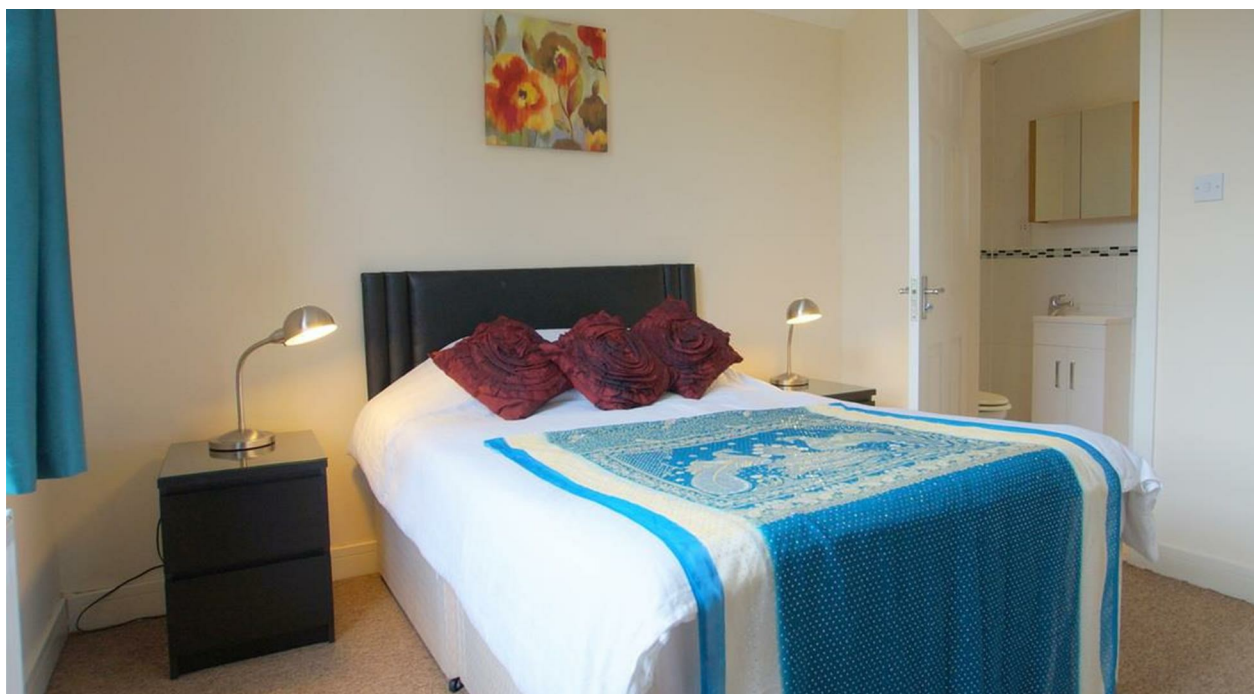
£600,000

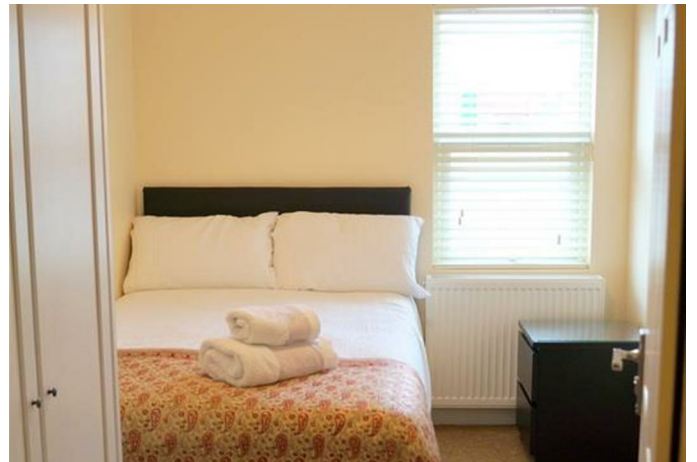
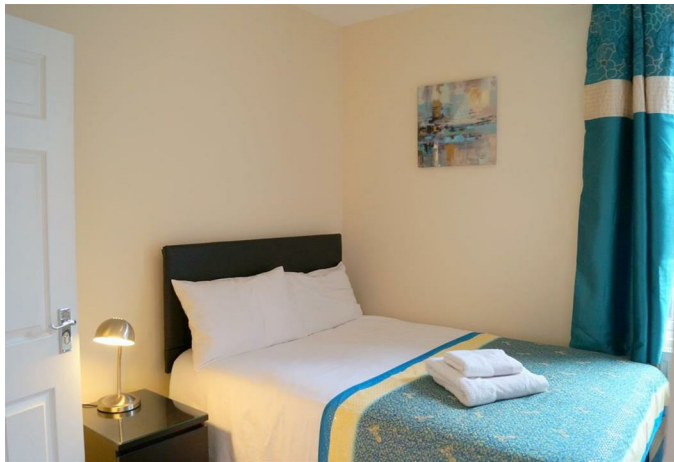
Hertford Road

Waltham Cross, EN8 7RR

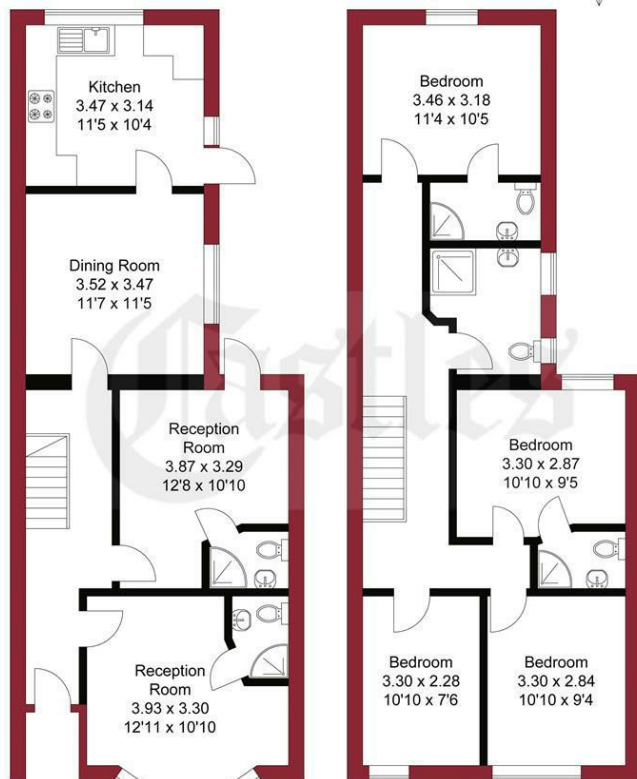
PROPERTY SUMMARY

Guide Price £600,000 - £625,000. Modern 6 bedroom HMO. Located on border between Enfield and Waltham Cross; well-served by local buses. Mid-terrace house with rear off-street parking for up to 4 cars. Four bedrooms with en-suite shower/toilet, two sharing one bathroom. Current status includes the following: Building Regulations certificate for all modifications, Planning Permission for use as HMO (use Clase C4), HMO Licence for six people, Gas Safety Certificate, EICR (Electrical Installation Condition Report), Emergency Lighting Periodic Inspection and Testing Certificate, Fire Detection and Fire Alarm System Inspection Certificate, Fire Risk Assessment, Energy performance Certificate (EPC). The rental income (annual): £53,640.





APPROXIMATE GROSS INTERNAL AREA
123.88 sqm / 1333.43 sqft



GROUND FLOOR

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



House - Terraced

Freehold

Council:

Council Tax Band: D

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/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			
England & Wales			

EU Directive
2002/91/EC