

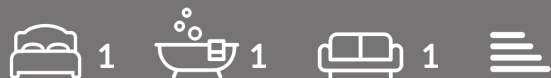


OFFERS IN EXCESS OF
£209,950
Derby Road
Enfield, EN3 4AW



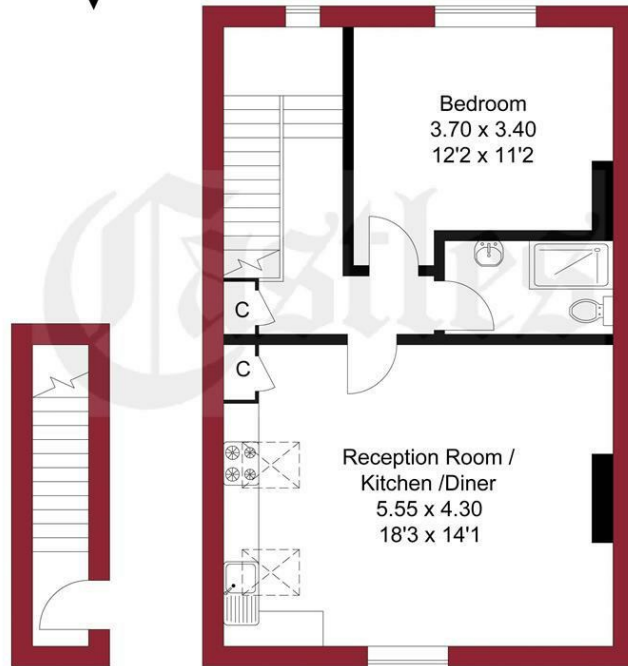
PROPERTY SUMMARY

A one Bedroom top floor converted flat situated on this popular turning in Ponders End EN3 and within 1/2 mile of Southbury and Ponders End British rail stations. The property comprises of 18ft reception one/kitchen bedroom and shower room. It also has local transport links into London City which is 1/2 a mile to Southbury and Ponders End BR Station. The property has features to include, parking at rear, double glazing and gas central heating.





APPROXIMATE GROSS INTERNAL AREA
52.45 sqm / 564.56 sqft

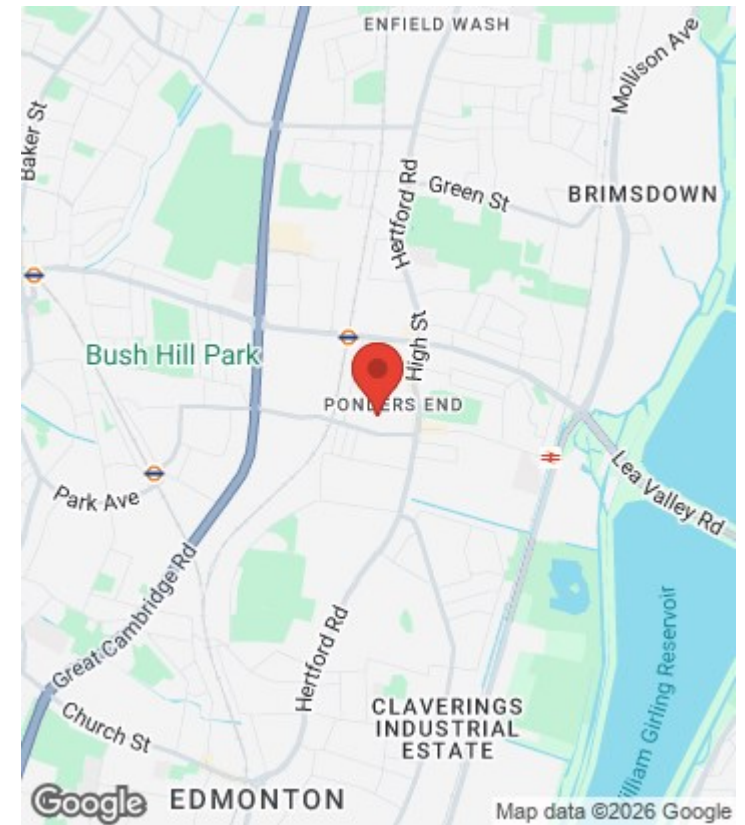
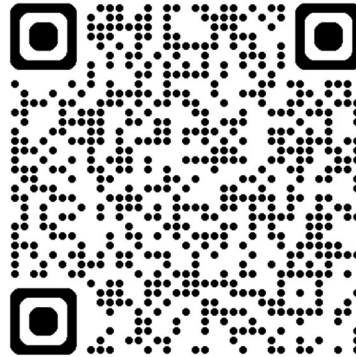


FIRST FLOOR
ENTRANCE

SECOND 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:

Council Tax Band: C

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

438 Hertford Road
Edmonton
London
N9 8AB

OFFICE DETAILS

020 8804 8123
edmonton@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			
(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			