



BREENS

759-761 Hertford Road

Enfield · EN3

ASKING PRICE

£215,000

LEASEHOLD



BREENS

THE HOME

759-761 Hertford Road

Enfield · EN3

KEY FEATURES

- Lease: 125 years from 25 December 1995 (91 Years Remaining)
- Service Charge: £1,500.00 (Approximately) (£125.00 Per Calendar Month)
- Ground Rent: £130.00 Per Annum (Approximately)
- One Bedroom
- First Floor Apartment
- Separate Kitchen And Lounge
- Tastefully Decorated Throughout

EPC RATING

C

COUNCIL TAX BAND

B

1

BEDROOMS

1

BATHROOMS

1

RECEPTIONS

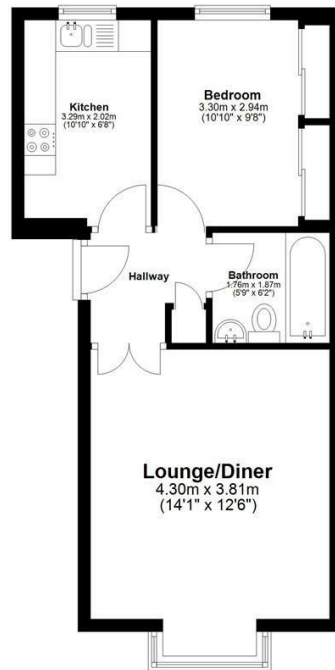


FLOOR PLAN

APPROX. 440.90 SQ.FT

First Floor

Approx. 41.0 sq. metres (440.9 sq. feet)



Total area: approx. 41.0 sq. metres (440.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp. □

Cantrell Lodge

BREENS

GET IN TOUCH

020 8804 8989

enfield@breens.property

www.breens.property

VISIT US

**557- 559 Hertford Road, Enfield, EN3
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.