



Castles

GUIDE PRICE

£525,000

The Clock House, Forty Hill

Enfield, EN2 9EX Freehold

PROPERTY SUMMARY

A rare opportunity to purchase this spacious 3 double bedroom character house located in the Clockhouse Mansion block adjoining a Conservation area, opposite the historic Forty Hall, still within approx. 0.8m from Turkey Street BR station and 1.4m from Enfield Town BR station and town centre. The property is also close to Forty Hill school. This character property offers 3 large bedrooms, lovely extended kitchen/diner with skylight, own patio area and access to wonderful communal gardens and woodlands. Further features include: garage, gas central heating (untested), 2 reception rooms, own patio area, extended kitchen/diner, first floor bathroom, exposed beams, 3 spacious bedrooms, Chain free sale

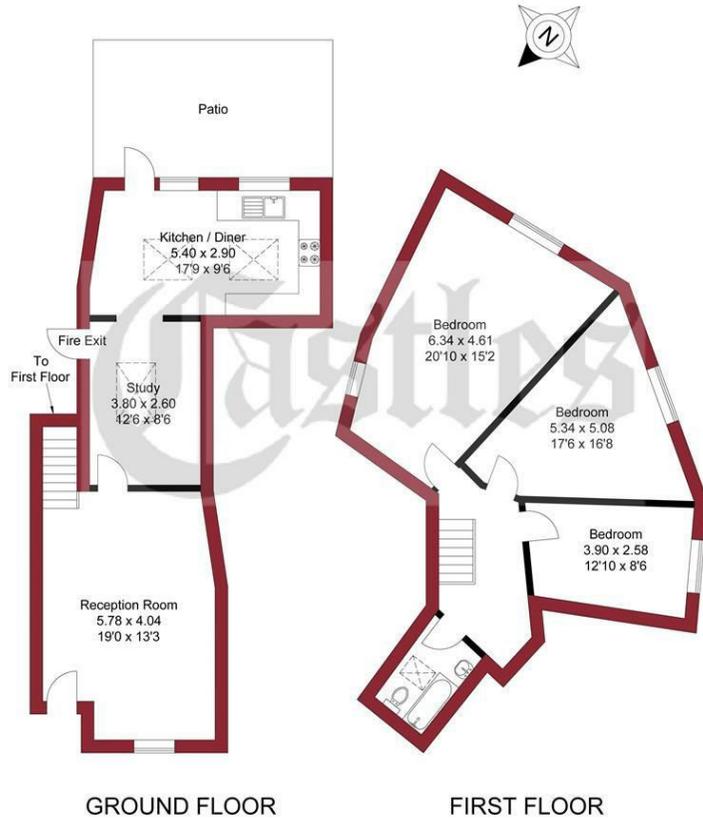
Monthly gardening fees are £110.00 PCM.

Agents Note:- Since the photos have been taken the property is vacant of any furniture.



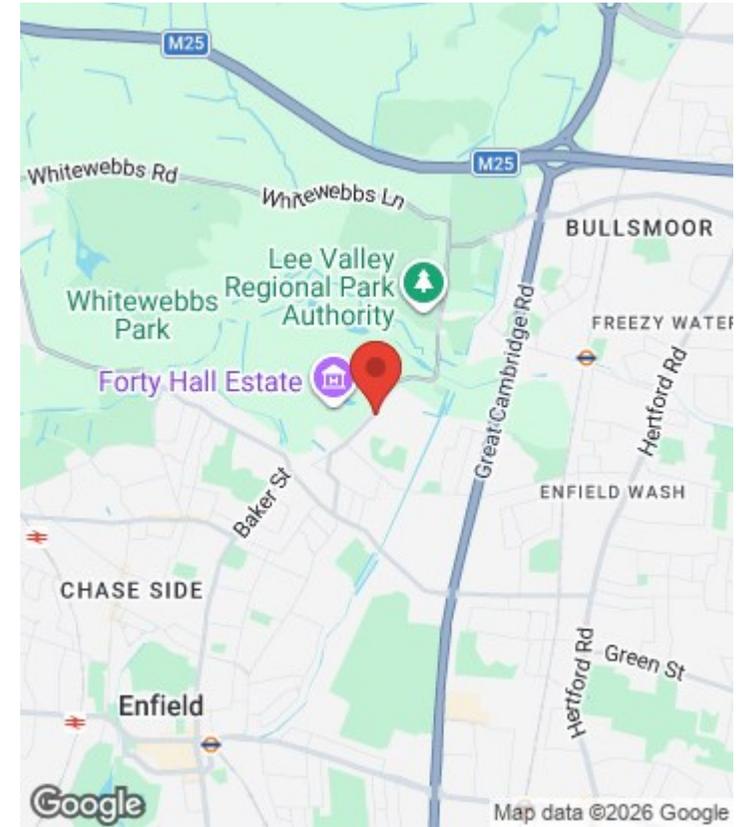


APPROXIMATE GROSS INTERNAL AREA
107.0 sqm / 1151.73 sqft



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: Enfield

Council Tax Band: D

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

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OFFICE DETAILS

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enfield@castles.london
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-91kWh/m²	A		
91-81kWh/m²	B		86
80-69kWh/m²	C	73	
55-48kWh/m²	D		
45-35kWh/m²	E		
35-28kWh/m²	F		
27-12kWh/m²	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			