

# Castles



ASKING PRICE

**£160,000**

**Bridle Close**

Enfield, EN3 6EA Leasehold

## PROPERTY SUMMARY

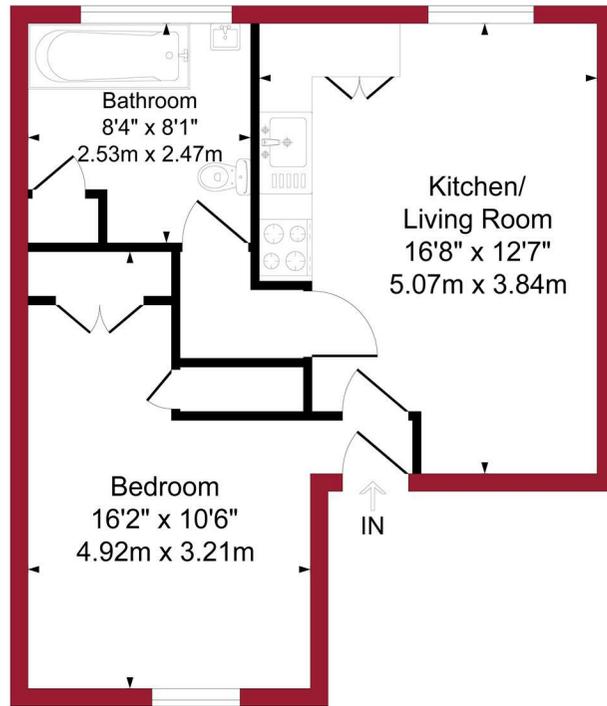
Please note that this property is NOT SUITABLE for buy to let purposes due to restriction on the lease. A top floor one bedroom purpose built flat located in a cul-de-sac off Ordnance Road, within approx 0.5m of Enfield Lock Train Station (serving London Liverpool Street Station). The property is offered for sale chain free and requires modernising throughout. Features include open plan living room / kitchen, communal parking, spacious bathroom, over 900 years lease and chain free sale.





Bridle Close, Enfield, EN3

Approximate Gross Internal Area = 437 sq ft / 40.5 sq m



Third Floor

For a guide to the area please scan this code for more information



Flat

Leasehold

**Council:** Enfield

**Council Tax Band:** B

**Lease Remaining:** 999 years from 1963

**Service Charge:** Between £1,500 P/A to £1,750 P/A

**Ground Rent:** £26.25 P/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			
102-91kWh/m <sup>2</sup> A			
91-81kWh/m <sup>2</sup> B			
80-69kWh/m <sup>2</sup> C			
55-48kWh/m <sup>2</sup> D			
39-34kWh/m <sup>2</sup> E			
21-38kWh/m <sup>2</sup> F			
1-20kWh/m <sup>2</sup> G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	