



ASKING PRICE

£299,995

Baker Street

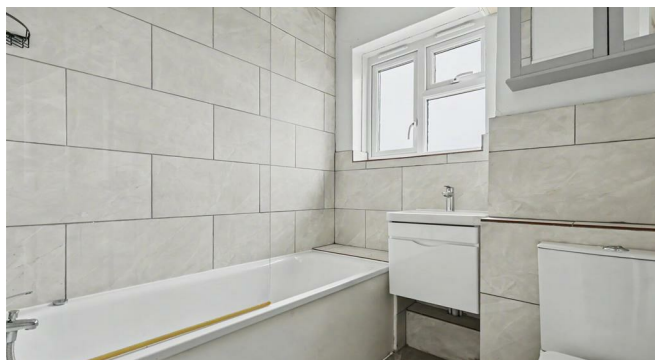
Enfield, EN1 3EZ Leasehold

PROPERTY SUMMARY

A spacious 2 double bedroom top floor (2nd) purpose built flat located less than 0.3m of Enfield Town Centre and Train Station. This chain free property is in good decorative order, offers spacious family accommodation and would suit first time buyers or buy to let investors. Viewing is highly recommended.

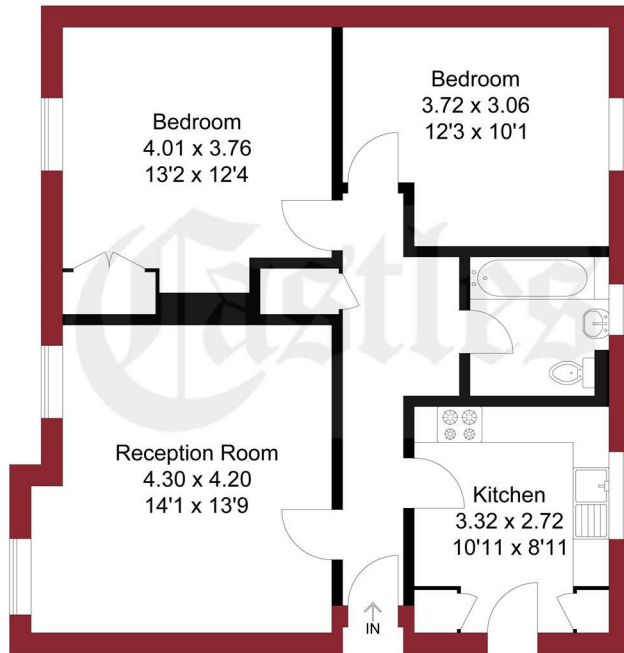
Features include:-

Gas central heating,
Double glazing,
Modern fitted kitchen,
Living room,
Modern bathroom.





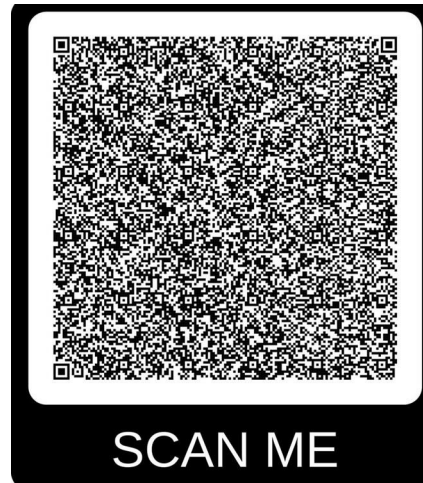
APPROXIMATE GROSS INTERNAL AREA
65.45 sqm / 704.49 sqft



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: Enfield

Council Tax Band: C

Lease Remaining: Expires 31/03/2113.

87 years remaining.

Ground Rent: £10 P/A

Service Charge: £TBC

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	(62-91)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			