



ASKING PRICE

£265,000 Leasehold
London Road

Enfield, EN2 6EW

PROPERTY SUMMARY

A realistically priced and newly decorated, chain free 2 bedroom 1st floor purpose built flat located in the heart of Enfield Town within easy reach of the shopping centre and Enfield Town train station (serving London Liverpool St). This spacious flat would be an ideal 1st time buy or buy to let property and has the benefit of long lease term remaining and is in ready to move in condition.

Viewing is highly recommended

Further features include

Gas Central heating

Double and Triple glazing

Kitchen/Diner

Security entry phone system

large entrance hallway

1st floor

Immediate vacant possession chain free sale





Bedroom
3.45 x 2.03
11'4 x 6'8

Reception / Dining Room
4.59 x 3.70
15'1 x 12'2

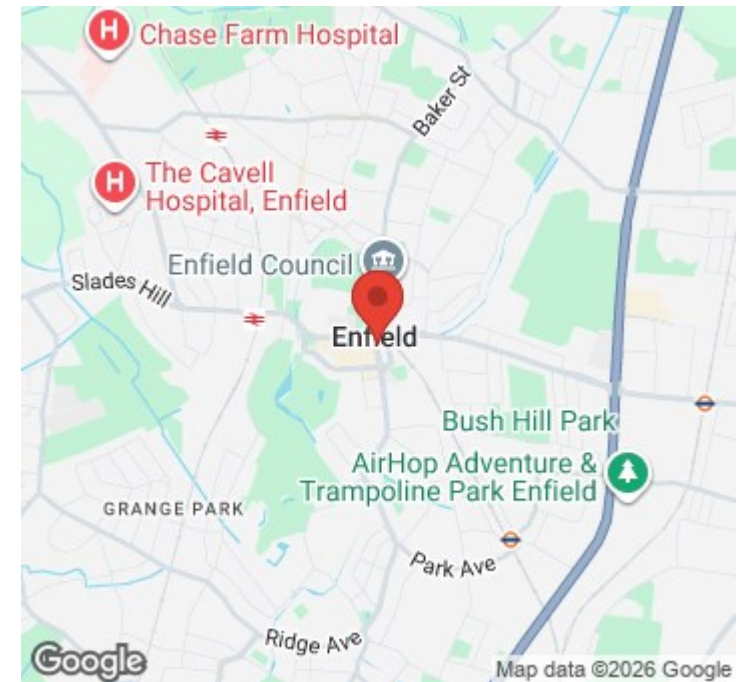
Kitchen
4.67 x 3.12
15'4 x 10'3

Bedroom
4.11 x 3.86
13'6 x 12'8

The floor plan shows a house with a central hallway. At the top left is a bedroom. To its right is a large reception/dining room. Below the top bedroom is a bathroom. To the right of the bathroom is a kitchen. Below the kitchen is another bedroom. At the bottom is a third bedroom. The plan includes various fixtures like a bathtub, toilet, sink, and stove.

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE
REPRESENTATIVE OF THE PROPERTY

A photograph of a bright, empty room with white walls and a brown carpet. A window with patterned curtains is centered on the back wall. A white radiator is on the left wall, and a pendant light hangs from the ceiling.



Ground Rent: £0



Castles
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12-14)	A		
(15-17)	B		
(18-20)	C		
(21-23)	D		
(24-26)	E		
(27-28)	F		
(29-30)	G	74	76
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

European Union