



All enquiries Ref: James Paterson

- Freehold two floor mid terrace house
- Investment

**Location:**

The property is situated on Leighton Road, which connects with Ladbroke Road, Main Avenue. Public transport links include Bush Hill Park Station together with a network of local bus services serving the surrounding area. Road links include the A10, M25 and A406, all within easy reach. Shopping amenities can be found locally within Enfield Town, with an extensive range of shops, bars and restaurants available at nearby Enfield Retail Parks. Recreational pursuits can be found locally at the open spaces of Bush Hill Park and wider green areas within the borough.

**Description:**

Freehold mid terrace house arranged over ground and first floors.

**Accommodation:**

The auctioneers were unable to inspect the property at the time of going to print although believe it comprises the following accommodation: Prospective purchasers must rely on their own enquires in this respect.

Four bedrooms, two reception rooms, kitchen, bathroom/WC, WC  
Outside: Front yard and rear garden  
Gross Internal Area GIA (Source: EPC) approximately 119 sq m (1,280 sq ft)

**EPC rating:** D

**Council Tax Band:** D

**Tenancy:**

The property is being offered for sale By the Order of the LPA Receivers. They believe the property occupied but do not hold a copy of a tenancy agreements and are not collecting rent. Prospective purchasers are referred to the legal documentation and must satisfy themselves in this regard.



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