



ASKING PRICE

£200,000

Polsten Mews

Enfield, EN3 6YF Leasehold

PROPERTY SUMMARY

A newly decorated top floor 1 bedroom modern purpose built flat located on the popular Enfield Island Village within easy reach of Enfield Lock Train Station (serving London Liverpool Street). The property is offered for sale chain free and would suit a first time buyer or buy to let investor.

Viewing is recommended.

Features include:-

Communal parking area,

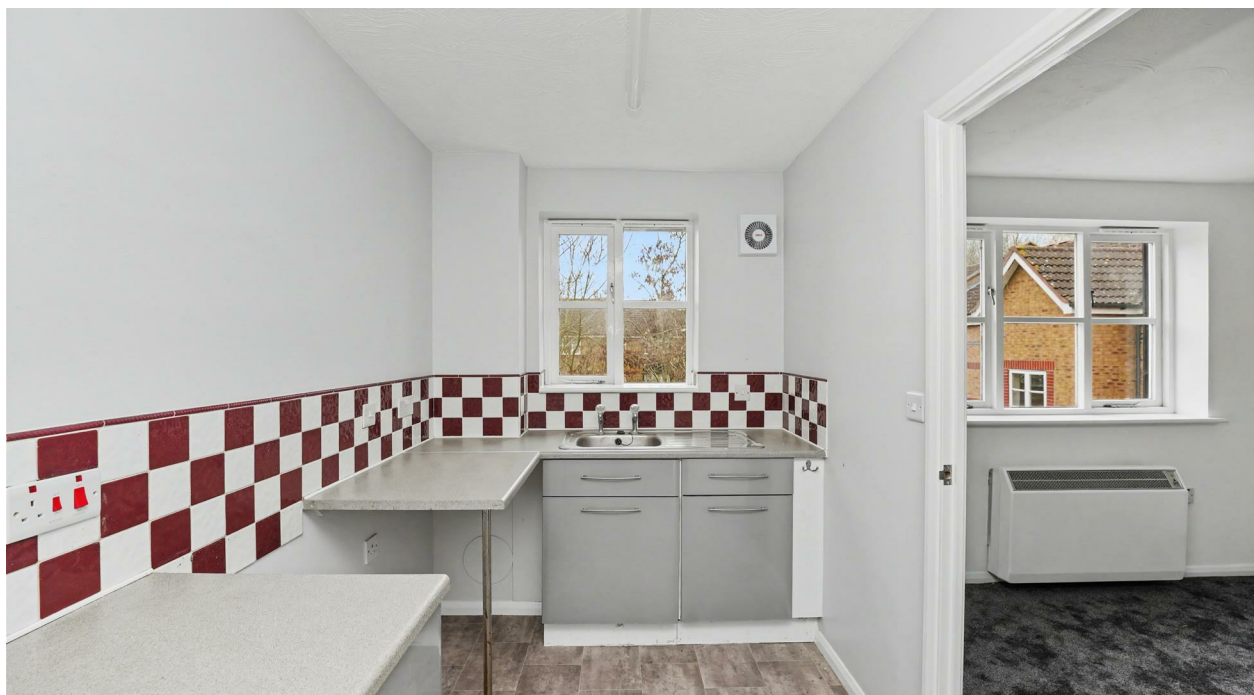
Living room,

Fitted kitchen,

Bathroom,

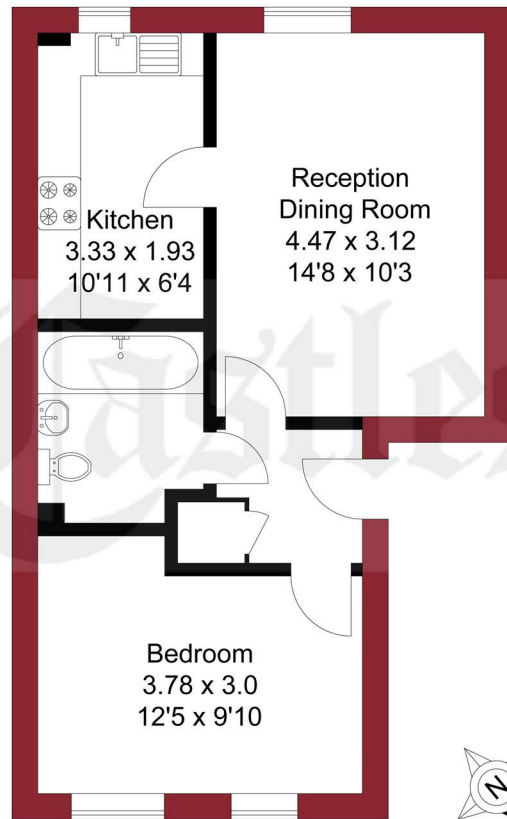
Newly extended lease to be issued by seller on completion.

Service charge, (including water rates and buildings insurance) is paid up until September 2027.





APPROXIMATE GROSS INTERNAL AREA
39.76 sqm / 427.97 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: Seller has agreed to extend the lease on completion. We are advised that 164 years remain.

Service Charge: £2,100 P/A

Ground Rent: £50 P/A currently

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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EN3 5JJ

OFFICE DETAILS

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(12-14)		
B	(15-17)		
C	(18-20)		
D	(21-23)		
E	(24-26)		
F	(27-29)		
G	(30-35)		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			