



WILLIAMSON  
DACE BROWN

## 5 Hale House, 12a Grove Road West, Enfield, EN3 5SY

OIRO £170,000.

Situated in a popular residential area of Enfield, this well presented, **chain free**, first-floor studio flat, offers comfortable living with convenient access to local amenities and transport links.

The accommodation comprises a spacious living / bedroom, a separate fitted kitchen and bathroom. The property benefits from gas fired central heating, double glazing and allocated off-street parking.

Ideal for first-time buyers or investors. The property requires modernisation and is within easy reach of local shops, schools etc. **Approx. area, 357ft<sup>2</sup>. (33.1m<sup>2</sup>)**



Studio flat



1 reception



1 bath



**5 Hale House, 12a Grove Road West Enfield, EN3 5SY**

Spacious, studio, first floor flat with barrier controlled allocated parking. Ideally situated in a popular residential area of Enfield, offering bright and comfortable accommodation. This property is perfectly suited to first-time buyers, professionals, or investors seeking a well-connected and low-maintenance home.

The property offers a generous living room / bedroom, a separate fitted kitchen and a bathroom. Benefits include gas fired central heating, double glazing, barrier controlled allocated off-street parking, low service charge and ground rent. Conveniently located close to a range of local shops, schools, and transport links to include Enfield Lock Station (London Overground to Tottenham Hale). This property offers easy access to central London and surrounding areas while providing a peaceful residential setting.

**Accommodation Comprises:**

(See floorplan for dimensions)  
Entrance hall with storage cupboard.  
Spacious living room / bedroom.  
Separate fitted kitchen.  
Bathroom.

**Key Features:**

Gas fired central heating.  
Double glazing.  
Barrier controlled, allocated off-street parking.  
Well-maintained communal areas.  
Convenient residential location.  
Ideal for first-time buyers or investors.  
Chain Free.

**Important Information****Tenure:**

Leasehold  
(125 years from 24th June 1988)

**Service Charge:**

£1,345.14 pa

**Ground Rent:**

£120 pa  
(increasing by £60 every 25 years)

**Energy Performance Rating:**

EPC Rating – C 75

**Council Tax:**

London Borough of Enfield – Band B  
(£1,683.13 for 2025/2026)

**Further Information**

Flooded in the last 5 years? No.  
Property listed? No.  
Within a conservation area? No.  
Any public rights of way across the property? No.

**Utilities / Services**

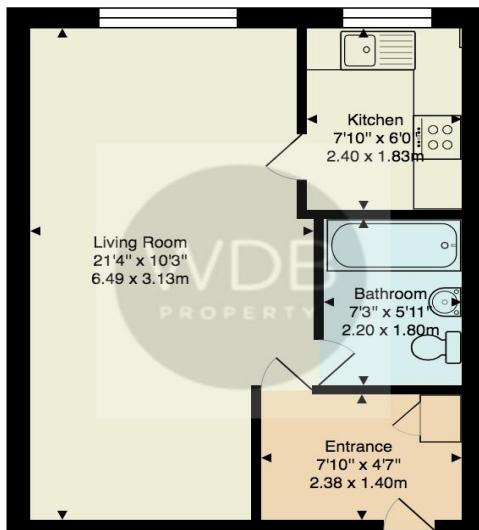
Electric Supply: Utilita  
Gas Supply: British Gas  
Water Supply: Thames Water  
Sewage: Thames Water  
Heating sources: Gas fired boiler  
Broadband Type: Copper Broadband and Fibre to Cabinet broadband available.  
Mobile Signal/Coverage:

Good outdoor, variable indoor  
EE                    Very strong signal  
Three                Strong signal  
Vodafone           Very strong signal  
O2                   Strong signal





## 5 Hale House, EN3

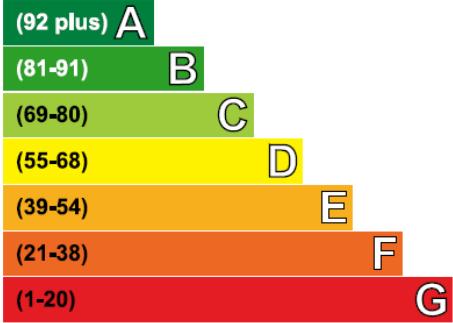


First Floor

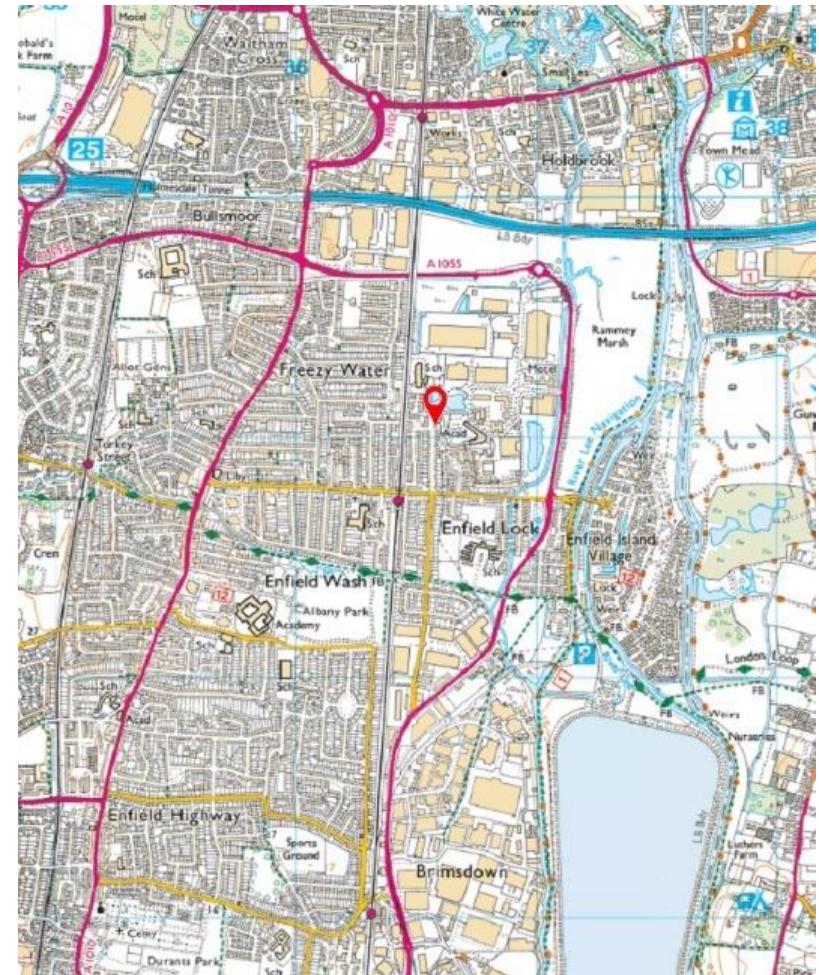
Approx. Gross Internal Area: 357 ft<sup>2</sup> ... 33.1 m<sup>2</sup>

All measurements and areas are approximate only.  
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

Very energy efficient - lower running costs



Current	Potential
75	77



WILLIAMSON  
DACE BROWN

22 Cannon Hill, Southgate, London N14 6BY

T: 020 8886 4407

E: mail@wdbproperty.co.uk

[wdbproperty.co.uk](http://wdbproperty.co.uk)

**Notice to purchasers:** The agent has prepared these particulars as a general guide. They are not intended to constitute part of an offer or contract. The agent has not carried out a detailed survey, nor have the services, appliances, or fittings been tested. **Accuracy of information:** All descriptions, dimensions, and other details are given in good faith and are believed to be correct at the time of printing. However, their accuracy cannot be guaranteed. Intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.

**Measurements and plans:** Any areas, measurements, or distances are approximate and are provided for guidance purposes only. Floor plans are for illustrative purposes only and may not be to scale. **Services and fittings:** No person in the employment of [Estate Agency Name] has the authority to make or give any representation or warranty in respect of this property. No statement in these particulars should be deemed a statement that the property is in good repair or condition, or that any services or facilities are in good working order. **Photographs and virtual staging:** Photographs may show only certain parts and aspects of the property at the time the pictures were taken. Any items shown in photographs are not included in the sale unless specifically mentioned in the particulars. They may be available by separate negotiation. Where images have been digitally enhanced or virtually staged, this is for illustrative purposes only and does not represent the actual state of the property or the items included in the sale. **Legal and financial matters:** These details are for general guidance and should not be relied upon as a basis for entering into a legal contract or committing to expenditure. All interested parties should consult their own solicitor, surveyor, or other professional advisors before committing to any purchase.