



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



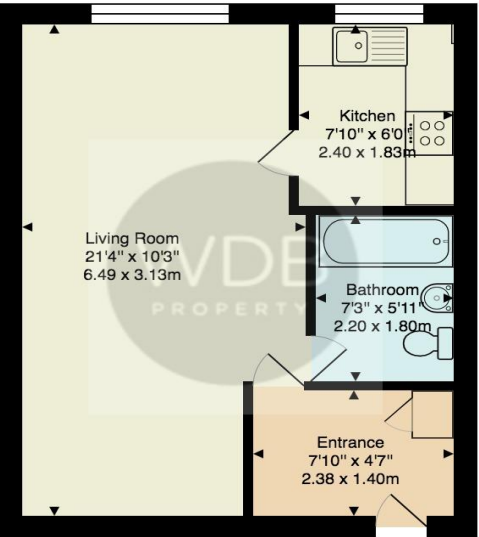








5 Hale House, EN3

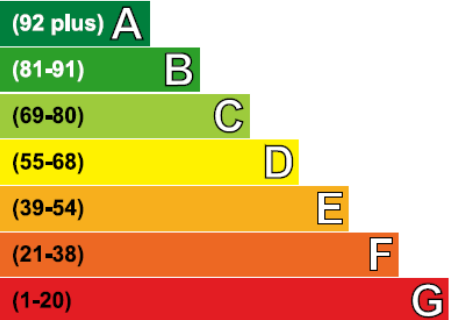


First Floor

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



Not energy efficient - higher running costs

Current	Potential
75	77



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