



# Castles

ASKING PRICE

**£270,000**

**Egret Court, Teal Close**

Enfield, EN3 5TL    Leasehold

## PROPERTY SUMMARY

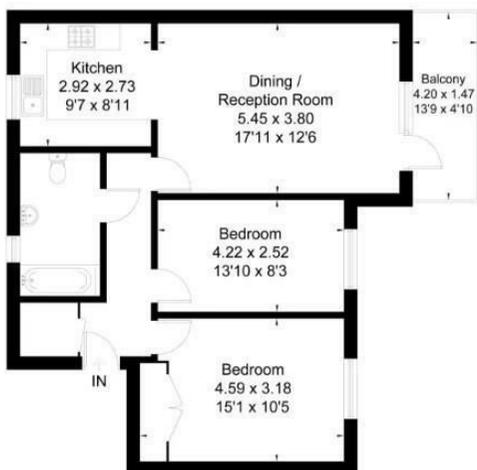
A 2 double bedroom 2nd floor modern purpose built flat located off Turkey Street next to Turkey Street train station (serving London Liverpool Street) and close to Great Cambridge Road and local shops. The property offers spacious accommodation and balcony overlooking a local park. Viewing is highly recommended.





For a guide to the area please scan this code for more information

Approximate Floor Area = 70.1 sq m / 754 sq ft



Second Floor



Flat Leasehold

**Council:** Enfield

**Council Tax Band:** C

**Lease Remaining:** New lease being extended by seller to 204 years

**Service Charge:** £168.35 pcm

**Ground Rent:** £0

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #97294

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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**OFFICE DETAILS**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	