



Castles

ASKING PRICE

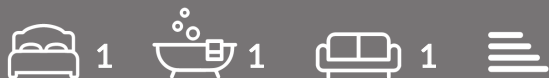
£175,000

2 Colgate Place

Enfield, EN3 6WF

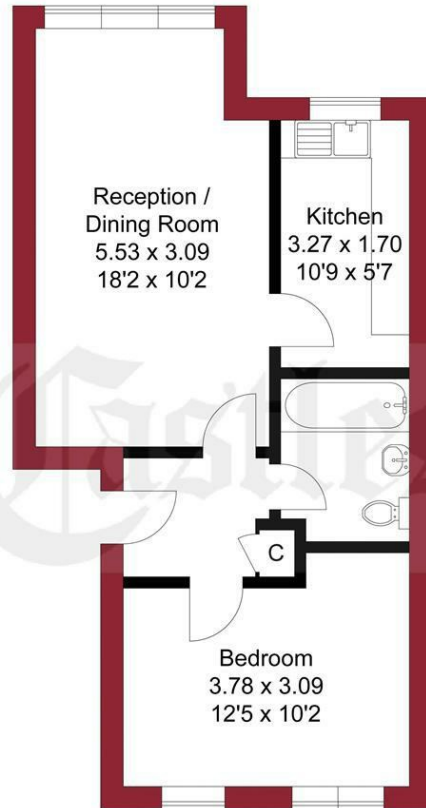
PROPERTY SUMMARY

A 1 bedroom ground floor purpose built modern flat located on the popular Enfield Island Village within 1m of Enfield Lock train station (serving London Liverpool Street station) and close to local amenities and open spaces. The property is offered for sale chain free, requires some cosmetic work and is being sold with 73 years lease remaining. Features include: ground floor, security entry phone system, living room, kitchen, bathroom, bedroom, communal gardens, communal parking, chain free sale, ideal first time buyer or buy to let.





APPROXIMATE GROSS INTERNAL AREA
41.33 sqm / 444.87 sqft



GROUND 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 - Ground Floor

Leasehold

Council:

Council Tax Band: C

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

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

243 - 245 Hertford Road
Enfield
London
EN3 5JJ

OFFICE DETAILS

0208 804 8000
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			