



ASKING PRICE

£285,000

Polsten Mews

Enfield, EN3 6YF Leasehold



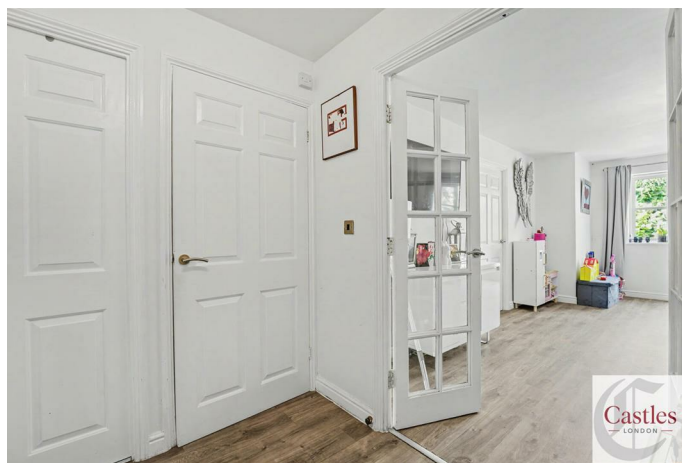
PROPERTY SUMMARY

A well presented and larger than average 2 double bedroom ground floor modern Apartment located close to the River Lea on the ever popular Enfield Island Village within approximately 1 mile of Enfield Lock Train Station (serving London Liverpool Street) and close to the River Lea, local schools, shops and bus routes. This property would be an ideal first time buy or buy to let investment and has the added benefit of a newly extended 125 year lease (by seller on completion). Viewing is highly recommended.

Features include:-

- Spacious living room,
- Main bedroom with en-suite shower room,
- Security entryphone system,
- River views from living room,
- Newly installed kitchen,
- Communal parking.





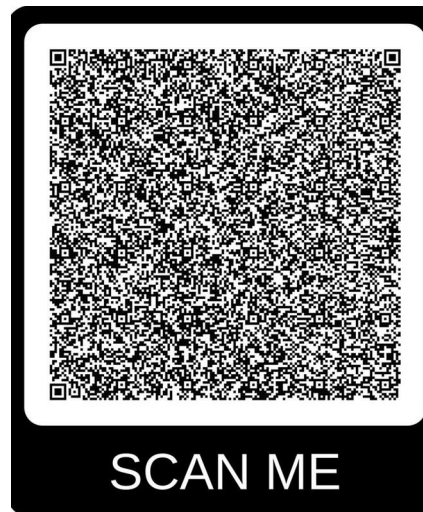
APPROXIMATE GROSS INTERNAL AREA
68.41 sqm / 736.35 sqft



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 Leasehold

Council: Enfield

Council Tax Band: D

Lease Remaining: New 125 lease being granted by
seller on completion

Service Charge: £2,234.0 P/A

Ground Rent: £110.00 P/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

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Enfield
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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			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		71	78
England & Wales			