

The logo for 'Castles' is written in a stylized, red, gothic-style font. It is positioned in the top right corner of the image, partially overlapping a green tree.

# Castles

ASKING PRICE

**£285,000**

**Lytchet Way**

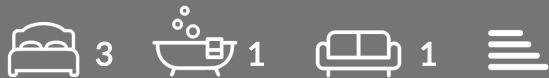
Enfield, EN3 5XR

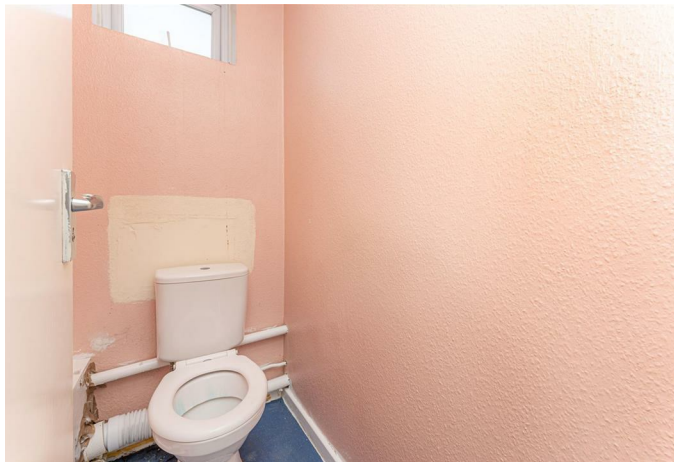




## PROPERTY SUMMARY

A chain free 3 bedroom split level maisonette on 2nd and 3rd floors located off the Hertford Road in Enfield Highway close to local amenities and within approximately 1 mile of Brimsdown train station (serving London Liverpool Street/Tottenham Hale). The property would suit a family, first time buyers or buy to let investors. Viewing is recommended. Features include: gas central heating, double glazing, 3 bedrooms, fitted kitchen, split level, chain free sale.



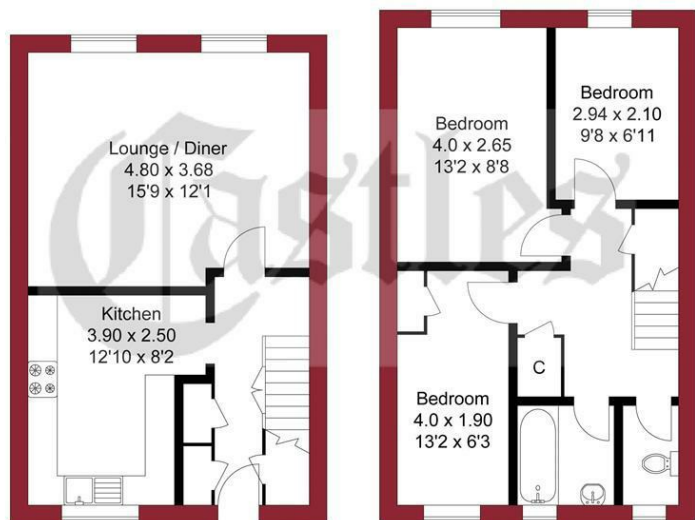




APPROXIMATE GROSS INTERNAL AREA  
76.20 sqm / 820.21 sqft

## A guide to the area

AREA GUIDE TEXT



SECOND FLOOR

THIRD FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE  
REPRESENTATIVE OF THE PROPERTY



Maisonette

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			
(62-91) A	(61-91) B		
(59-80) C	(55-80) D		
(51-54) E	(41-54) F		
(35-50) G	(1-34) H		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			