



# Castles

ASKING PRICE

**£350,000**

**Englefield Close**

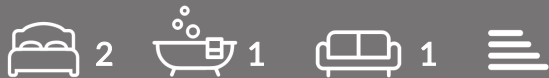
Enfield, EN2 7QD





## PROPERTY SUMMARY

A well presented and larger than usual 2 double bedroom 1st floor purpose built flat located overlooking a green in a highly desirable residential cul-de-sac off Chase Ridings, within 0.6m of Enfield Chase Train Station within the catchments for popular schools Highlands, Grange Park & Merryhills and close to Enfield Town shopping centre. The property would be an ideal first time buy and viewing is highly recommended. Features include: double glazing, gas central heating, spacious living room, fitted kitchen, garage en-bloc, 1st floor, loft access, well kept private communal gardens, quiet residential location, viewing highly recommended.

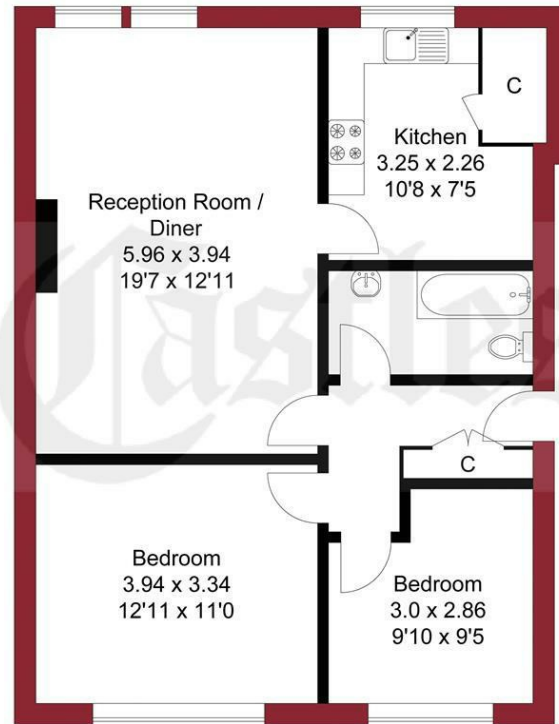








APPROXIMATE GROSS INTERNAL AREA  
65.98 sqm / 710.20 sqft



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

## A guide to the area

AREA GUIDE TEXT



Flat - First Floor

Share of Freehold

**Council:**

**Council Tax Band:** D

**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			