

ASKING PRICE

£875,000

Bycullah Road

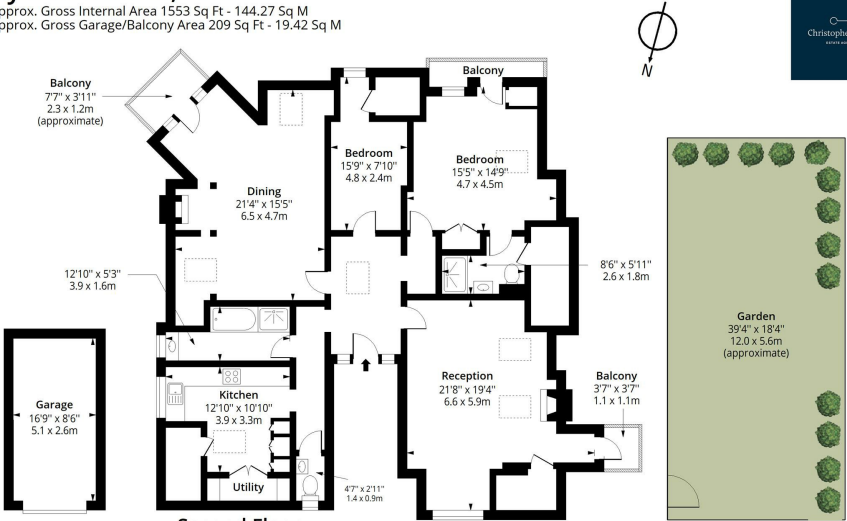
Enfield, EN2 8PH

ROWANTREE ROAD



EPC RATING: D    COUNCIL TAX BAND: E

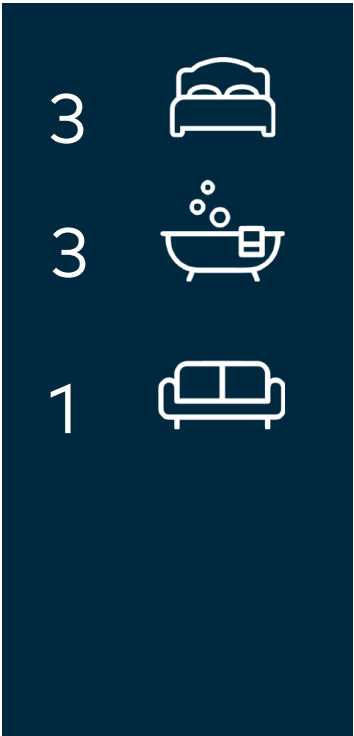
Bycullah Road, EN2  
Approx. Gross Internal Area 1553 Sq Ft - 144.27 Sq M  
Approx. Gross Garage/Balcony Area 209 Sq Ft - 19.42 Sq M



Second Floor  
Floor Area 1553 Sq Ft - 144.27 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet. Date: 5/2/2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		59	
		EU Directive 2002/91/EC	



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.

  
**Christopher Mark**  
ESTATE AGENTS

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