



BREENS

33 Totteridge Road

Enfield · EN3

ASKING PRICE

£320,000

LEASEHOLD - SHARE OF FREEHOLD



# BREENS

THE HOME

## 33 Totteridge Road

*Enfield · EN3*

### KEY FEATURES

- Lease: 999 Years from 25th December 2010 (983 Years Remaining)
- Share of Freehold (NIL Ground Rent - £800 Per Annum Service Charge)
- Two Double Bedrooms
- Spacious Lounge
- Fitted Kitchen & Family Bathroom
- New Electric Storage Heating
- New Double Glazing Throughout (Approx. 12 Months Old)
- Garage En-Bloc via Gated Access
- Communal Gardens
- Immaculately Presented

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EPC RATING

E

COUNCIL TAX BAND

C

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2

BEDROOMS

1

BATHROOMS

1

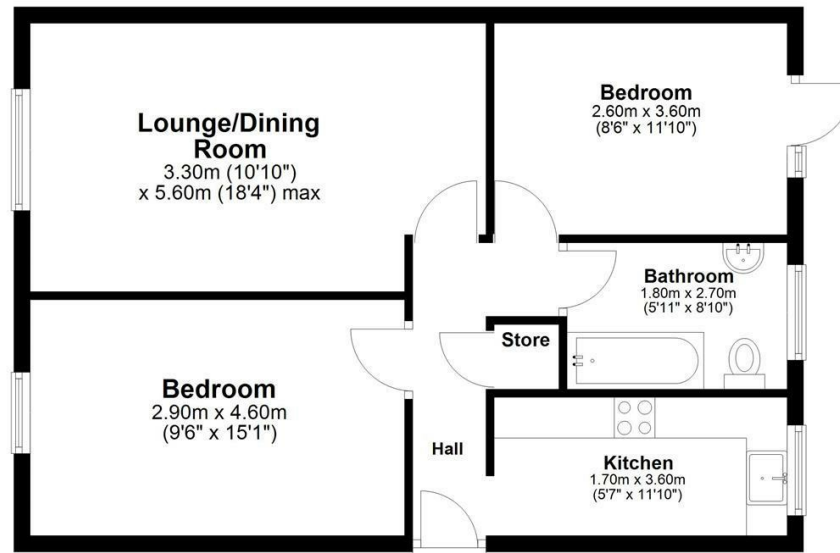
RECEPTIONS



BREENS

**Ground Floor**

Approx. 58.6 sq. metres (630.6 sq. feet)



Total area: approx. 58.6 sq. metres (630.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Karens Court**

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