



BREENS

3 Alma Road

*Enfield · EN3*

ASKING PRICE

£357,500

LEASEHOLD



# BREENS

THE HOME

## 3 Alma Road

*Enfield · EN3*

### KEY FEATURES

- PRIVATE ALLOCATED PARKING
- Service Charge: £1158.81 Per Six Months (Approximately)
- Ground Rent: £300.00 Per Annum (Approximately)
- Lease: 250 years (less three days) commencing on and including August 20217 (241 years remaining)
- Two Spacious Bedrooms
- Open Plan Reception Room And Kitchen/Diner
- Balcony
- Third Floor with Lift Access
- Video Entryphone System
- Within Close Proximity To Ponders End Station (Providing Easy Access Into Tottenham Hale/London Liverpool Street)

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EPC RATING

**B**

COUNCIL TAX BAND

**C**

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**2**

BEDROOMS

**1**

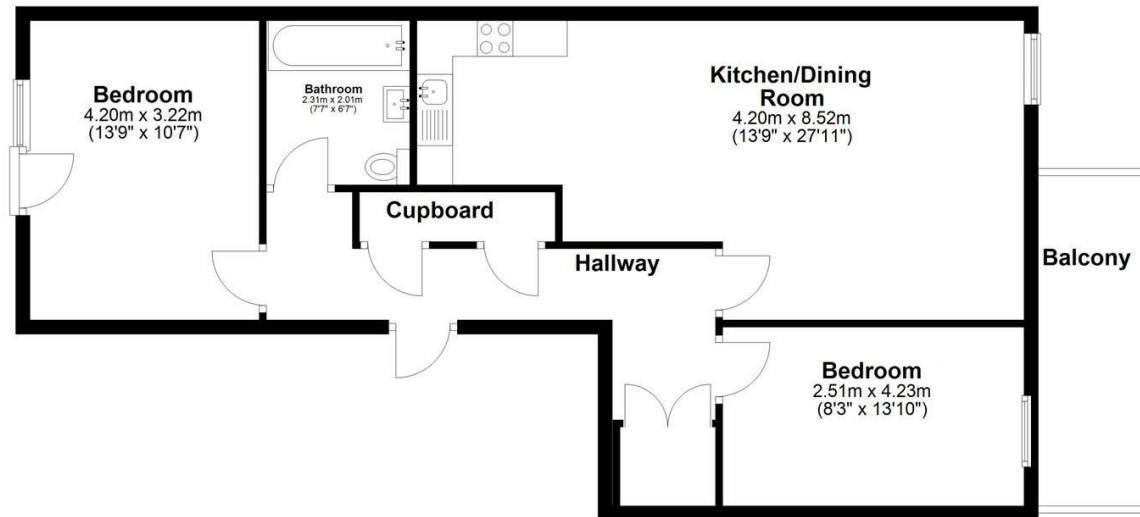
BATHROOMS

**1**

RECEPTIONS



**Third Floor**  
Approx. 73.6 sq. metres (792.5 sq. feet)



Total area: approx. 73.6 sq. metres (792.5 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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**Peregrine Point**

GET IN TOUCH

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VISIT US

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