



**Nags Head Road, EN3 7AA**

£285,000

Leasehold

**Castles**







## Nags Head Road, EN3 7AA

A well presented and larger than usual 2 double bedroom first floor converted maisonette with own entrance and garage to rear. Located in the Ponders End area close to Southbury train station, shops and bus routes. An internal viewing is recommended. Features include: own entrance, 2 double spacious bedrooms, modern kitchen and bathroom fittings, gas central heating, double glazing, lease to be extended by seller on completion (terms to be confirmed by seller solicitors), viewing recommended,

EPC Rating: D  
Current: 67 Potential: 71  
Council Tax Band: C

Lease :  
Current lease is 63 years  
Seller to extend lease to 153 years on completion of the sale – tbc by seller solicitors.  
Ground rent : currently £100 p/a  
Service charges: N/A

**£285,000 Leasehold**

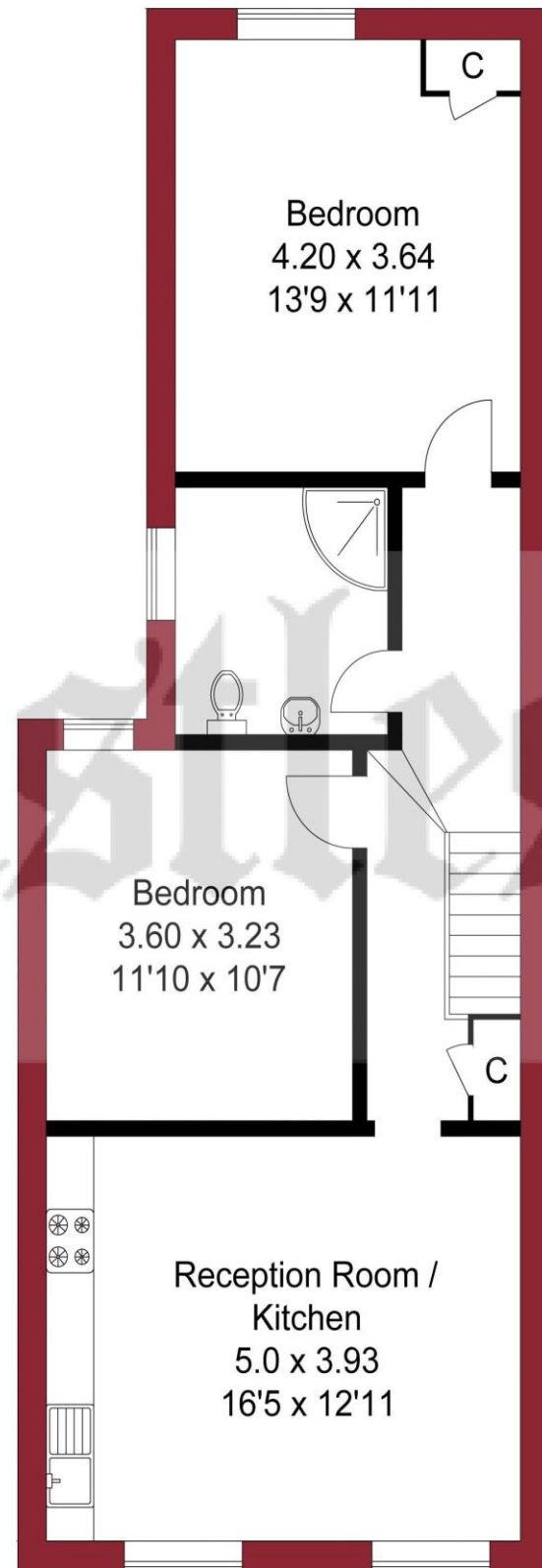
# Castles

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APPROXIMATE GROSS INTERNAL AREA  
68.13 sqm / 733.34 sqft



GROUND FLOOR  
ENTRANCE

FIRST FLOOR

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

### An overview of Enfield

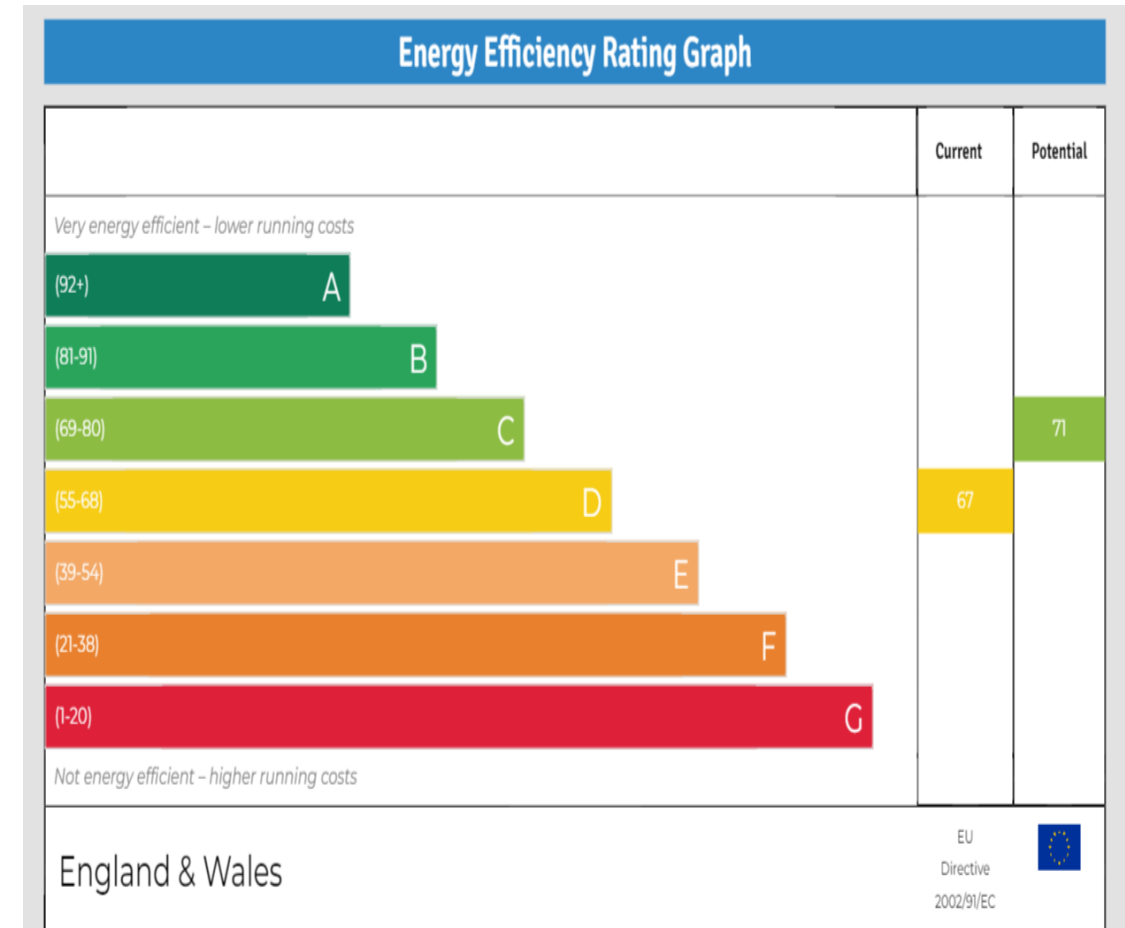
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

With affordable homes and a safe, green environment, Enfield attracts many buyers pleasantly surprised by the good value of property compared to some of the more pricey neighbouring boroughs.

On the lush, green perimeter of London, Enfield has excellent transport links with a quick and easy train journey into the City and West End.

There are a range of activities to keep residents busy in the borough with seven bustling shopping areas, 900 hectares of parks, three golf clubs, and numerous cinemas, theatres and museums. There is a diverse community residing in the area.

Notable for its range of great schools, vast green spaces and bustling retail centres, as well as good transport links to the rest of the city, Enfield is undoubtedly a thriving place to live and work and proves an excellent choice for first time buyers, families, young professionals and property investors alike."



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