



**Great Cambridge Road, EN1 1SG**

£285,000

Leasehold

**Castles**



## Great Cambridge Road, EN1 1SG

A Ground floor 2 double bedroom maisonette with own front entrance and own rear garden and front off-street parking located on the slip road to the west of A10/Great Cambridge Road within approx. 0.6m of Bush hill Park BR station and close to a selection of schools, bus routes and shops. Further features include: no service charges, own rear garden, own off-street parking to the front, double glazing and CHAIN FREE.

EPC Rating: D  
Current: 56 Potential: 79

Council Tax : C

As advised by seller :  
Lease : 74 years remain approx  
Ground Rent ; £ 115. P/A  
Service Charges : N/A

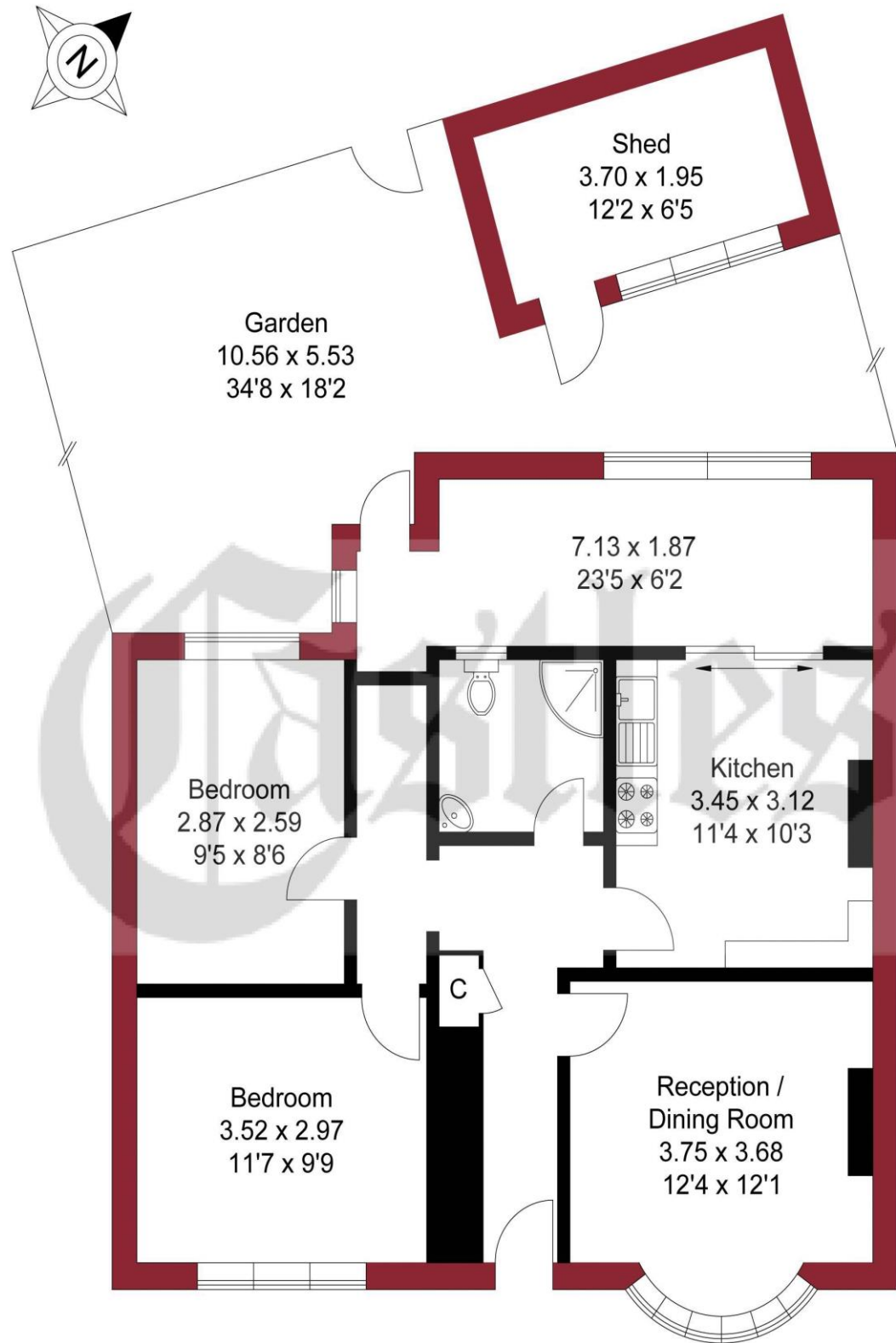
**£285,000** Leasehold

# Castles

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enfield@castles.london



APPROXIMATE GROSS INTERNAL AREA  
 72.05 sqm / 775.53 sqft (Excluding Shed)  
 79.26 sqm / 853.14 sqft (Including Shed)



GROUND FLOOR

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

### An overview of Enfield

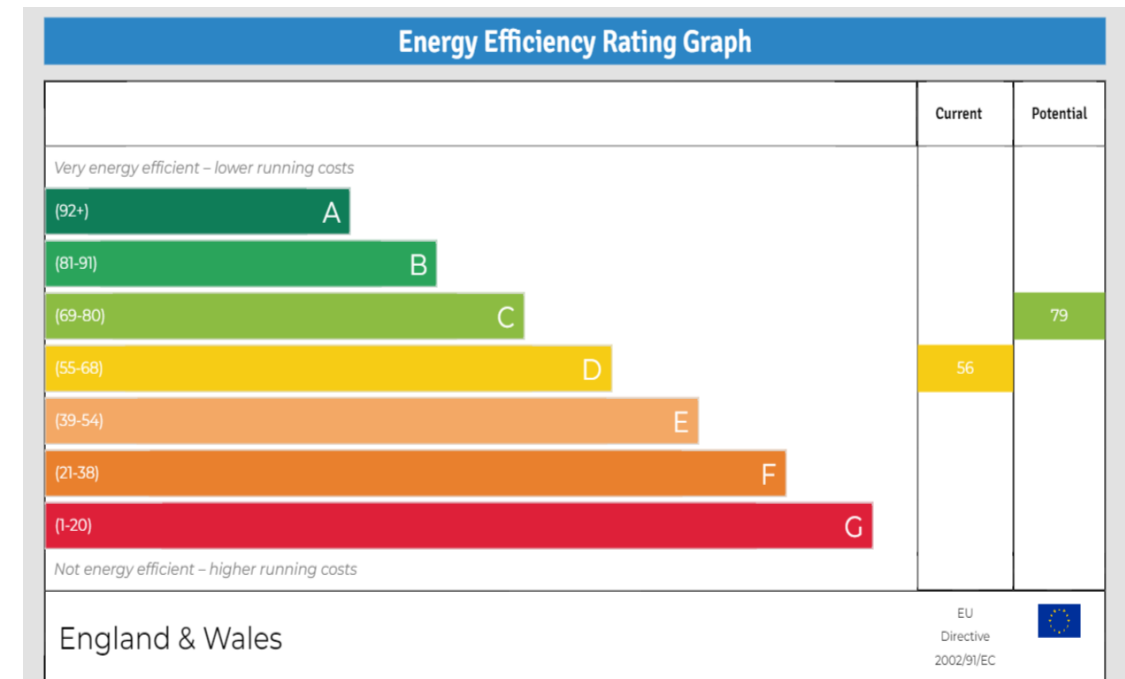
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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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