



Castles

ASKING PRICE

**£180,000**

**Herm House, Eastfield Road**

Enfield, EN3 5XD

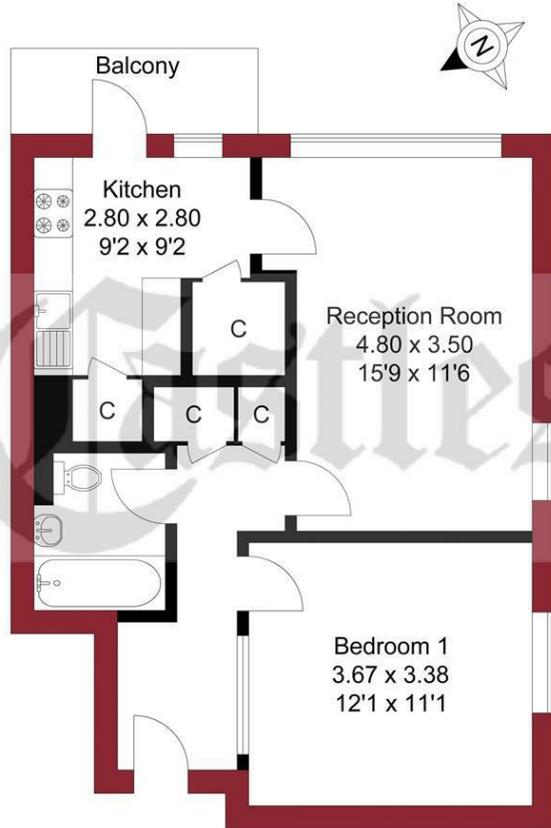
## PROPERTY SUMMARY

A well presented and newly refurbished one bedroom 3rd floor purpose built flat within easy reach of local amenities on the Hertford Road. Key features include: security entryphone, separate kitchen/living area, panoramic views, balcony and chain free.



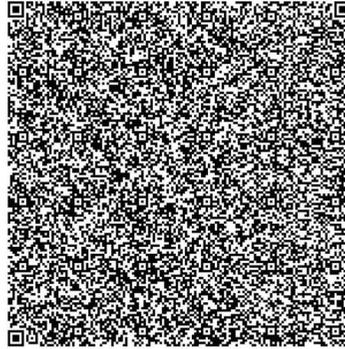


APPROXIMATE GROSS INTERNAL AREA  
50.24 sqm / 540.77 sqft



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

For a guide to the area  
please scan this code for  
more information



SCAN ME



Flat - Third Floor

Leasehold

**Council:**

**Council Tax Band: A**

**Lease Remaining: 88 Years**

**Service Charge: £2,033.99**

**Ground Rent: £10.00**

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



**OFFICE ADDRESS**

243 - 245 Hertford Road  
Enfield  
London  
EN3 5JJ

**OFFICE DETAILS**

0208 804 8000  
enfield@castles.london  
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12-14) A			
(15-17) B			
(18-20) C			
(21-23) D		67	68
(24-26) E			
(27-29) F			
(30-32) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			