



Castles

ASKING PRICE

£300,000

Beresford Gardens

Enfield, EN1 1NL

## PROPERTY SUMMARY

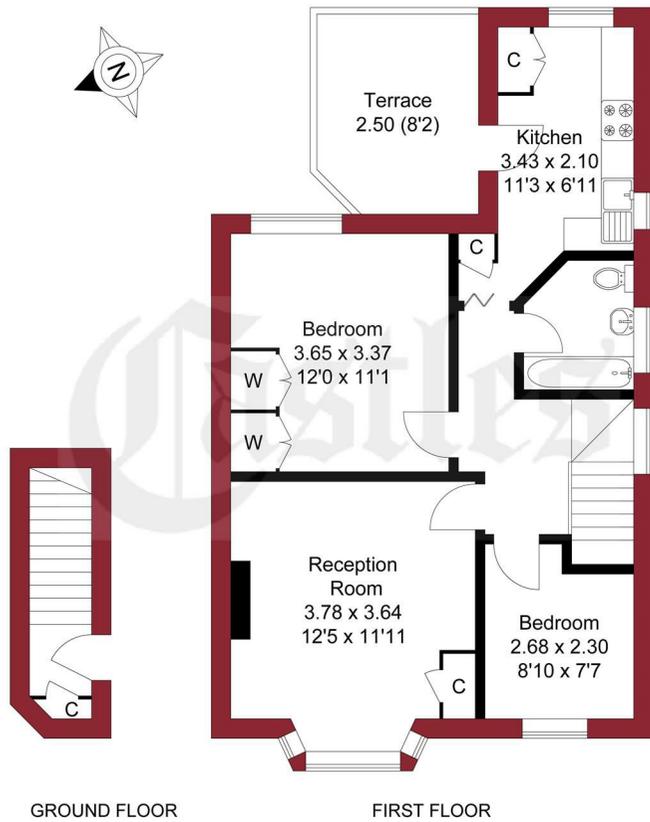
A two double bedroom 1st floor purpose built maisonette located in the heart of Enfield, a quiet cul-de-sac off Eaton Road within approx 0.2m of Enfield Town Train Station and shopping centre.

The property has benefit of a long lease, own entrance, own balcony / terrace and is offered for sale chain free. Viewing is recommended. Features include 2 double bedrooms, own balcony / terrace, own entrance, communal gardens, some modernising required, extended lease, kitchen, bathroom, ideal 1st time buy and chain free.





APPROXIMATE GROSS INTERNAL AREA  
57.49 sqm / 618.81 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



Maisonette

Leasehold

**Council:** Enfield

**Council Tax Band:** C

**Lease Remaining:** 189 years from 25/12/1966

**Service Charge:** 2024 - 2025 Total = £448.00

**Ground Rent:** £0

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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	