

# Castles

# Cast

let & man

020 880

www.cast

ASKING PRICE

**£255,000**

**Lansbury Road**

Enfield, EN3 5NJ

## PROPERTY SUMMARY

Offered for sale this 1st floor two bedroom maisonette with own section of garden.

Located off The Sunny Road and within 0.5 miles of Brimsdown BR Station (serving London Liverpool Street Station).

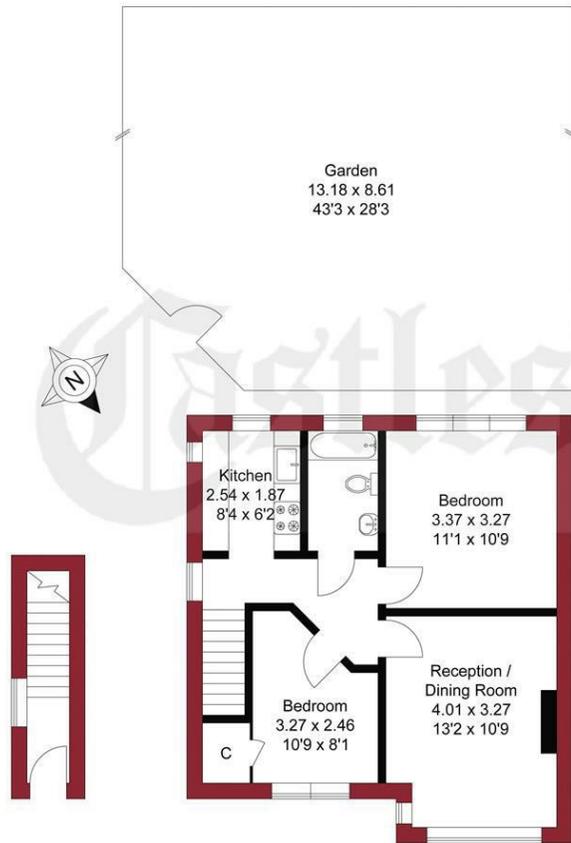
The property does require some modernisation and is offered on chain free basis.

Features include: own front entrance, double glazing, newly fitted bathroom, kitchen, 2 bedrooms, own section of rear garden.





APPROXIMATE GROSS INTERNAL AREA  
50.95 sqm / 548.42 sqft

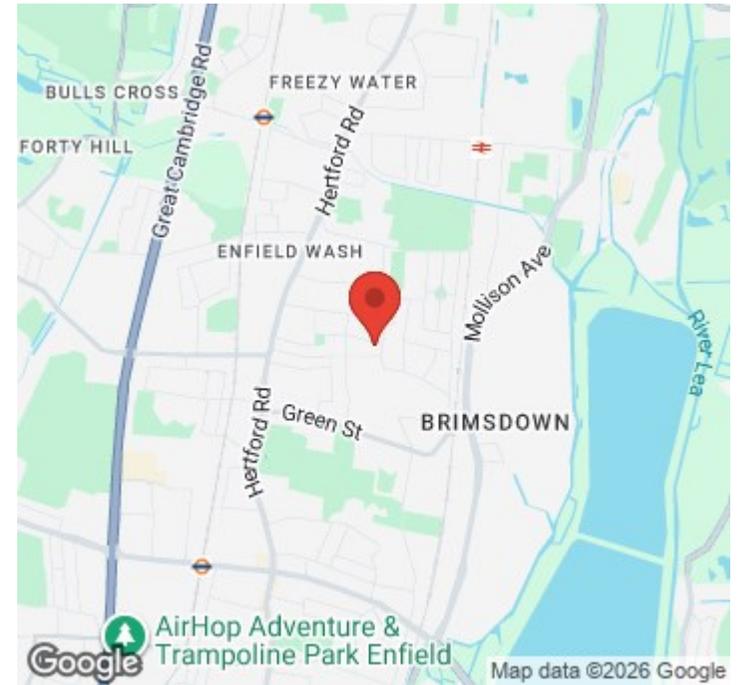


GROUND FLOOR

FIRST FLOOR

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:**

**Council Tax Band:** B

**Lease Remaining:** n/a

**Service Charge:** n/a

**Ground Rent:** n/a

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	(85-91) B		
(82-84) C	(69-80) D		
(55-68) E	(35-54) F		
(1-54) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	