

# Castles

ASKING PRICE

**£265,000**

**Bouvier Road**

Enfield, EN3 5SQ





## PROPERTY SUMMARY

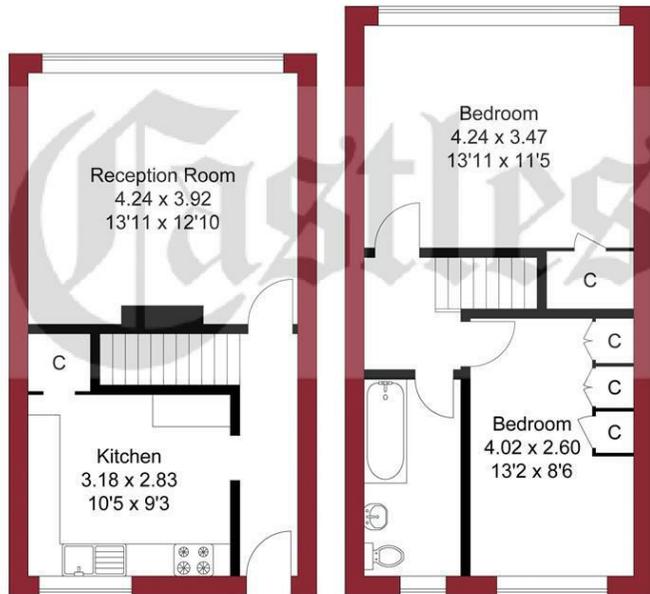
A two double bedroom split level upper (2nd and 3rd) floor flat located off the Hertford Road close to Hoe Lane. The property would suit a first time buyer or buy to let investor. Viewing is recommended.

Features include: gas central heating, double glazing, split level, two double bedrooms, spacious kitchen, upstairs bathroom, close to local amenities, viewing recommended.





APPROXIMATE GROSS INTERNAL AREA  
69.71 sqm / 750.35 sqft



SECOND FLOOR

THIRD FLOOR

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

**A guide to the area**  
AREA GUIDE TEXT



Flat

Leasehold

**Council:**

**Council Tax Band:** C

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