

Castles

1-6 SWALLOW COURT
12B GROVE RD WEST

Castles

for sale
020 8804
www.castles

OFFERS IN EXCESS OF

£195,000

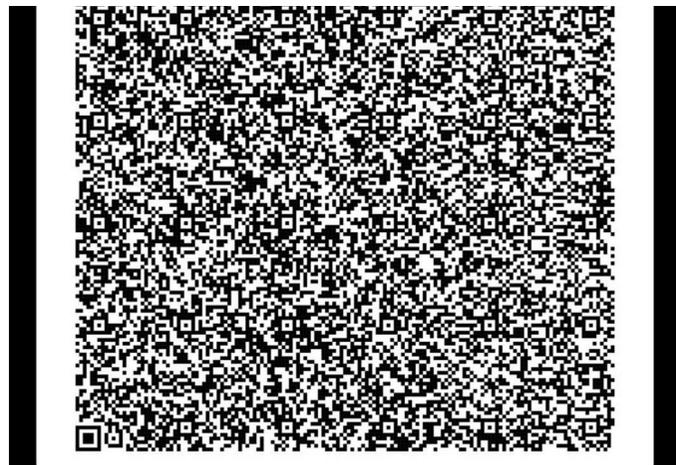
12B Grove Road West

Enfield, EN3 5SY

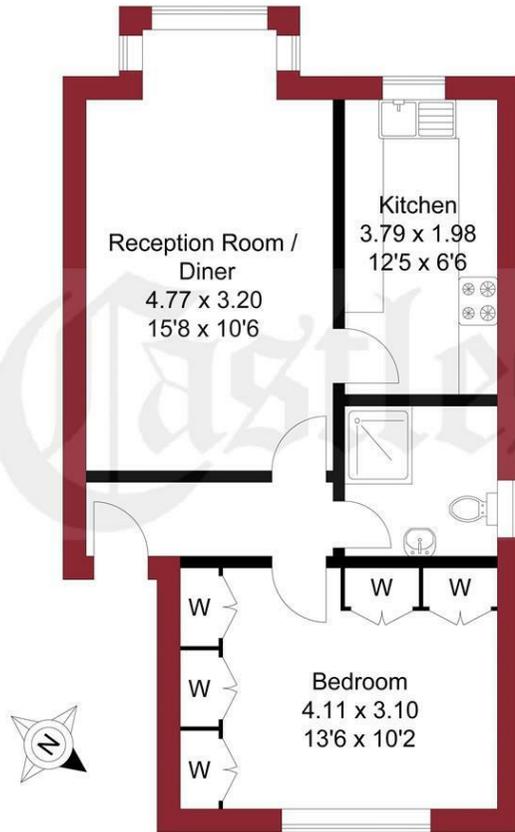
PROPERTY SUMMARY

A spacious one bedroom 1st floor purpose built flat located in a small modern block conveniently located just off The Hertford Road in Enfield Wash close to local shops, buses and less than 0.5m of Turkey Street and Enfield Lock train stations. The property requires modernising and re-decorating and is offered for sale chain free and would suit 1st time buyer or buy to let investors. Viewing is recommended. Features include security entry phone, allocated parking space, spacious living room, communal garden, 1st floor, gas central heating and chain free.





APPROXIMATE GROSS INTERNAL AREA
46.21 sqm / 497.40 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



Flat - First Floor

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			
102 kWh/m ² A			
81-101 kWh/m ² B			
69-80 kWh/m ² C		73	75
55-68 kWh/m ² D			
39-54 kWh/m ² E			
21-38 kWh/m ² F			
1-20 kWh/m ² G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	