

# Castles



OFFERS IN THE REGION OF  
**£185,000**  
**Waddington Close**  
Enfield, EN1 1NB

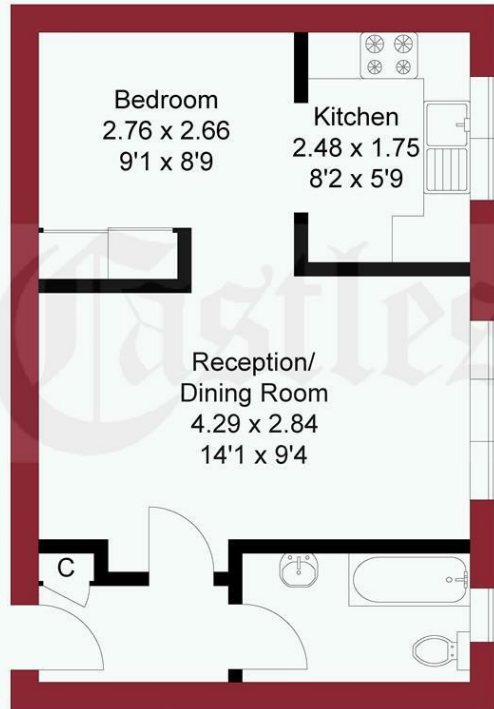
## PROPERTY SUMMARY

A top floor (2nd) purpose built studio flat with separate sleeping area located off Burleigh Road, approx 1mile from Enfield Town station and shopping centre. The property would suit a first time buyer or buy to let investor. Chain free sale. Features include: first floor, double glazing, living room, kitchen, separate sleeping area with built in wardrobe, security entryphone system, chain free sale.





APPROXIMATE GROSS INTERNAL AREA  
32.67 sqm / 351.65 sqft



SECOND 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



Flat - Second 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  
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