

# Castles



ASKING PRICE

£300,000

Hoe Lane

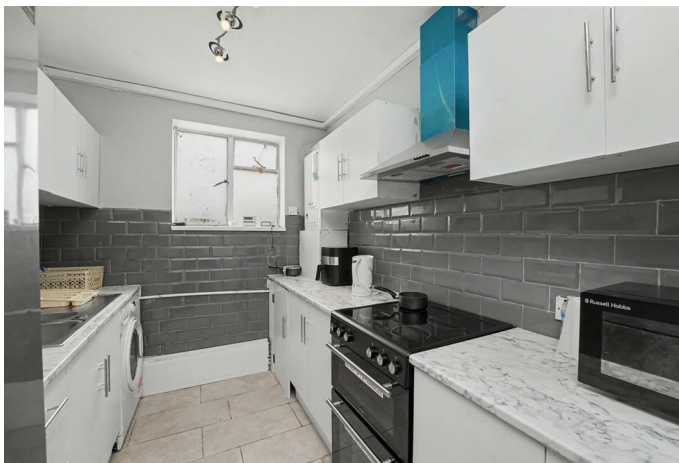
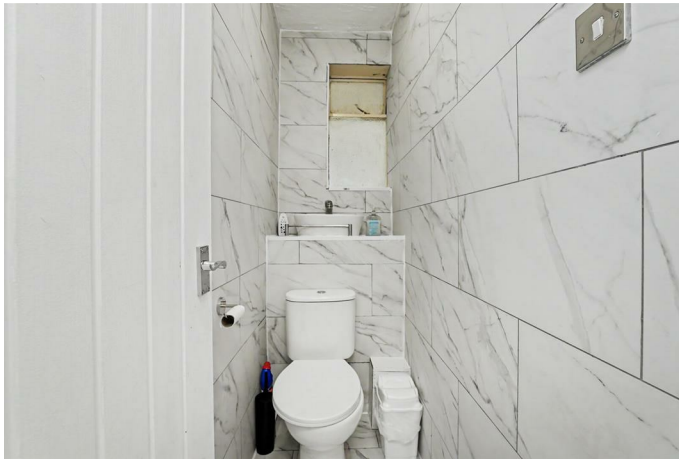
Enfield, EN3 5SL Leasehold

## PROPERTY SUMMARY

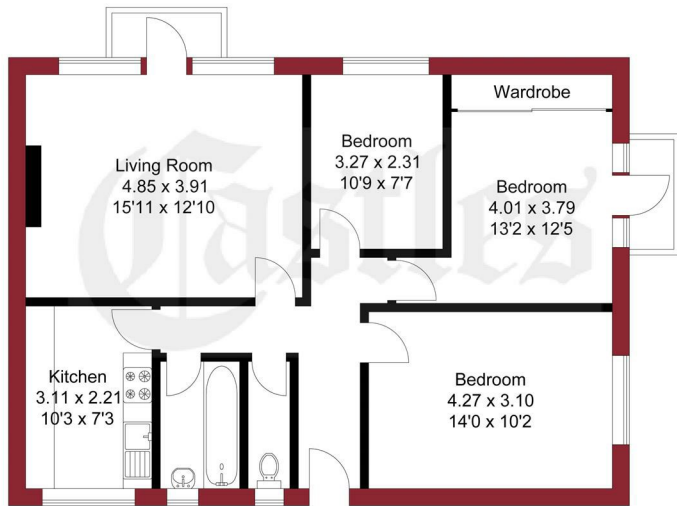
A well presented 3 bedroom 1st floor purpose built flat situated on Hoe Lane, ideally located close to Hertford Road and the A10, with excellent access to local transport links and a range of nearby amenities.

The property offers 3 good size bedrooms, 2 balconies, gas central heating and double glazing throughout. It has been recently decorated and further benefits from a newly fitted kitchen and bathroom. Offered to the market chain free, this is an ideal opportunity for both first time buyers and investors alike.





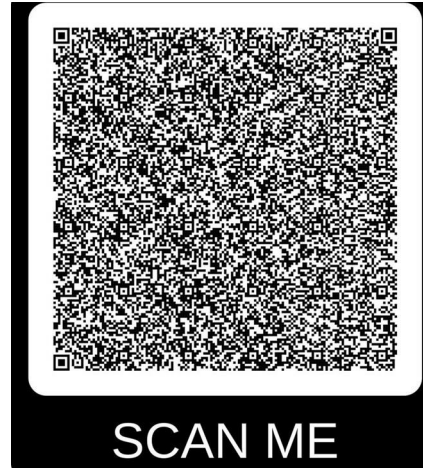
APPROXIMATE GROSS INTERNAL AREA  
74.71 sqm / 804.17 sqft



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



Flat - First Floor

Leasehold

**Council:** Enfield

**Council Tax Band:** C

**Lease Remaining:** Expires 2106. 81 years remaining.

**Service Charge:** £1,784.00 P/A

**Ground Rent:** £10 P/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			
(92-101) A			
(81-91) B			
(69-80) C		78	78
(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	