

Castles

 **PARK ROAD** EN3

ASKING PRICE

£275,000

Park Road

Enfield, EN3 6LP Leasehold

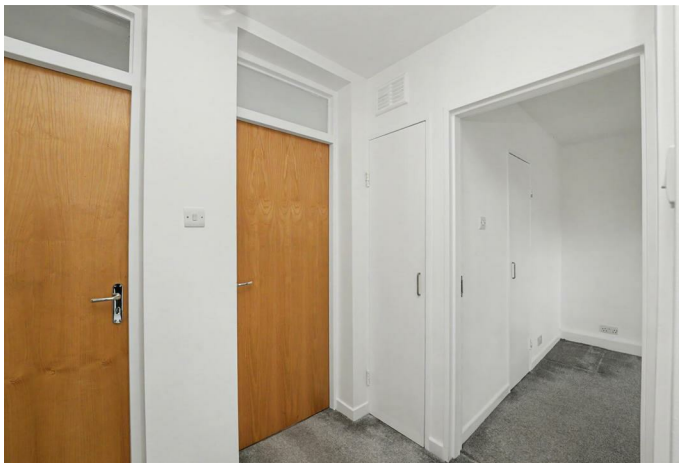
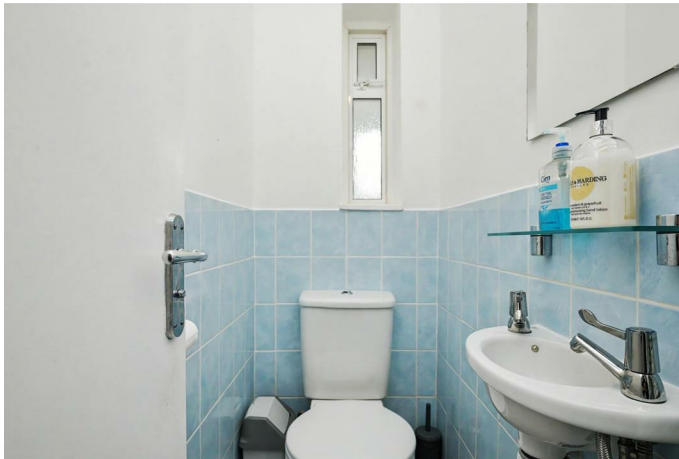
PROPERTY SUMMARY

A spacious 2 double bedroom top floor purpose built flat located off Mandeville Road within approximately 1 mile of Enfield Lock Train Station (serving London Liverpool Street). This spacious and well presented flat is an ideal first time buy or buy to let investment and is offered for sale chain free.

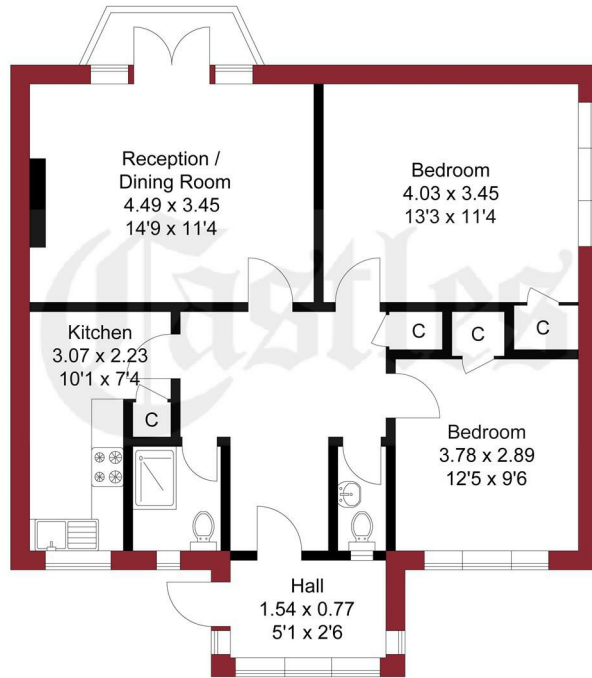
Features include:-

- Double glazing,
- Gas central heating,
- Security entryphone system,
- Modern fitted kitchen,
- Storage shed,
- Modern fitted kitchen,
- Bathroom and separate WC,
- Living room and balcony,
- Long lease.





APPROXIMATE GROSS INTERNAL AREA
68.14 sqm / 733.45 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 Leasehold

Council: Enfield

Council Tax Band: C

Lease Remaining: Lease expires 31st March 2203.

Over 176 years remaining.

Service Charge: £1,250 P/A (Approx. for 2025/2026)

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			
102 (phs)	A		
81 (s1)	B		
69 (s2)	C	72	76
55 (s3)	D		
39 (s4)	E		
21 (s5)	F		
1 (s6)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	