



Castles

ASKING PRICE

£260,000

Greener Court, Martini Drive

Enfield, EN3 6GT Leasehold

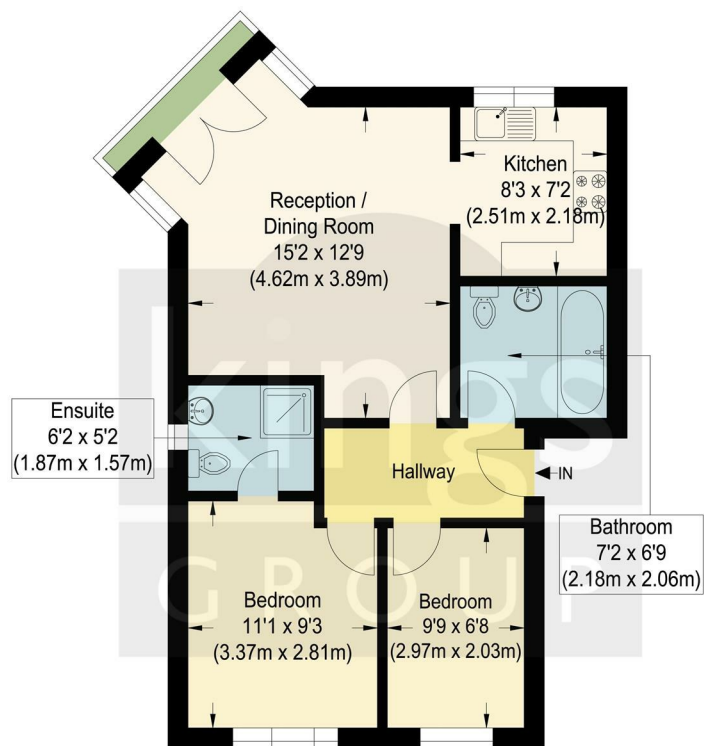
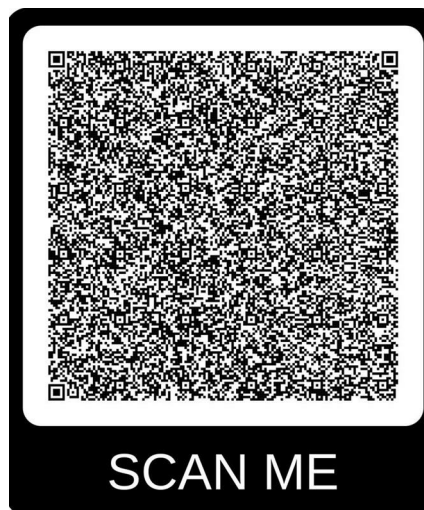
PROPERTY SUMMARY

A 2nd floor 2 double bedroom, 2 bathroom modern purpose built flat with Juliet balcony and River Lea views. Located on the popular Enfield Island Village within approximately 0.5 miles of Enfield Lock Station (serving London Liverpool Street) and close to local shops and schools. The property is being sold with the added benefit of a newly extended 165 years lease (on completion). Viewing is highly recommended.





For a guide to the area please scan this code for more information



Second Floor
Greener Court



Approximate Gross Internal Floor Area : 52.70 sq m / 567.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Flat Leasehold
Council: Enfield Council Tax Band: D
Lease Remaining: We are advised by the seller that they will issue a newly extended 165 year lease (on completion)
Service Charge: £1,898.68 P/A
Ground Rent: £110.00 P/A
Enfield Island Village Rent Charge: £300.00 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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A	(81-91) B		
(69-80) C	(55-68) D	78	80
(39-54) E	(21-38) F		
(1-38) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	