



Castles

OFFERS IN EXCESS OF
£200,000
Naylor Grove
Enfield, EN3 4LJ

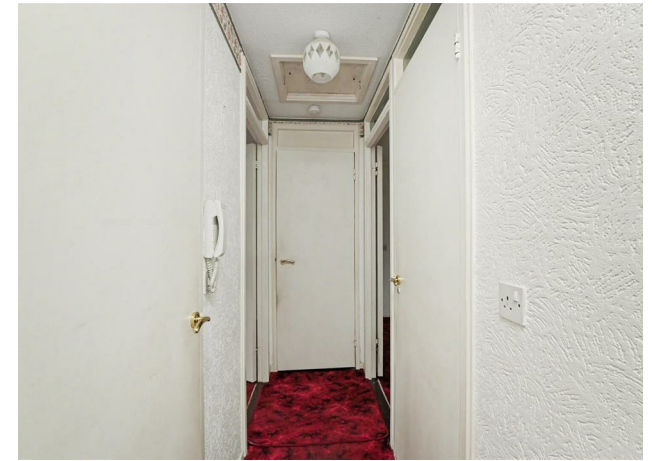
PROPERTY SUMMARY

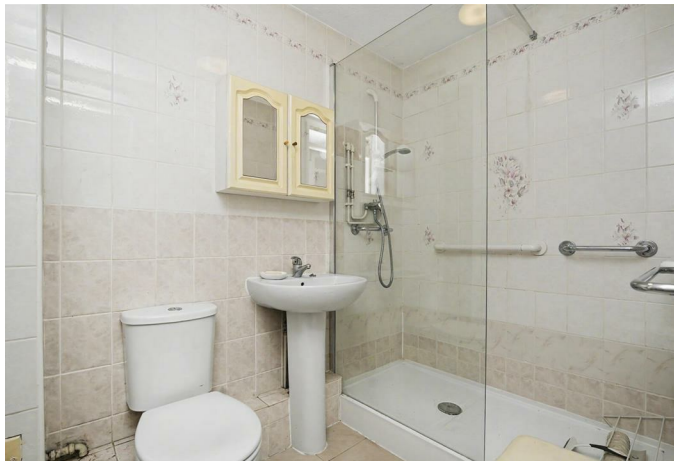
Castles are delighted to present this larger than usual first floor one bedroom Maisonette which is situated in a cul-de Sac area. The property is walking distance from Ponders End Station and within half an hour from Liverpool Street. The property benefits from own door lounge, kitchen, bedroom, bathroom, gas central heating and double glazed windows, good lease, Lots of storage space and loft space too. Internal viewings highly recommended.

Lease: 91 years

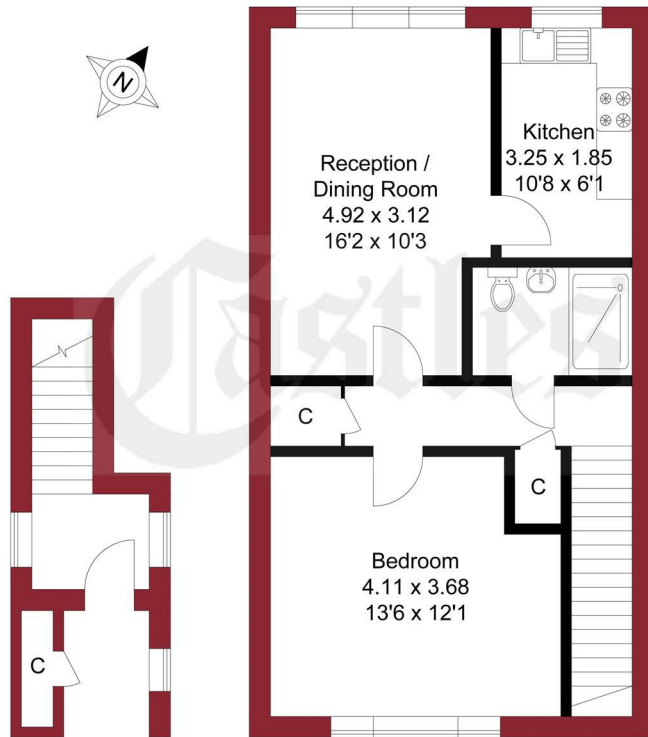
Service Charge: £741.00

Ground Rent: £10.00





APPROXIMATE GROSS INTERNAL AREA
55.13 sqm / 593.41 sqft

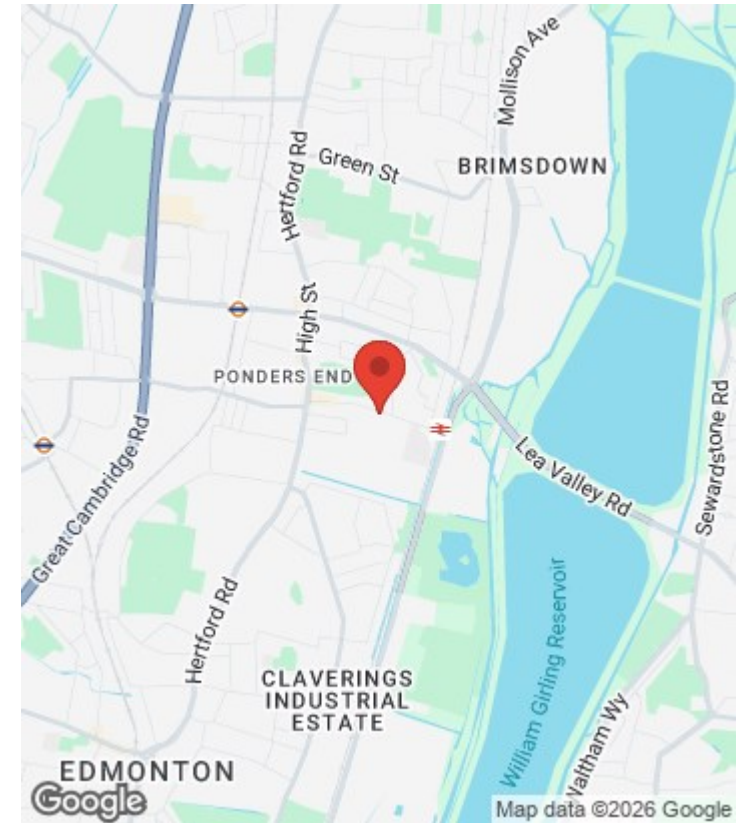
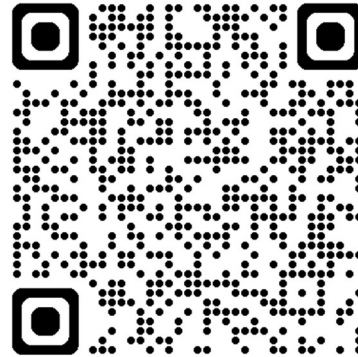


GROUND FLOOR

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



Maisonette

Leasehold

Council: Enfield

Council Tax Band: B

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

438 Hertford Road
Edmonton
London
N9 8AB

OFFICE DETAILS

020 8804 8123
edmonton@castles.london
<https://www.castles.london/>

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	79
(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	