



ASKING PRICE

£210,000

Webley Court

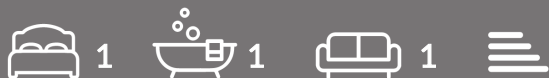
Sten Close, EN3 6WX Leasehold

PROPERTY SUMMARY

Welcome to this newly refurbished and generously sized one-bedroom top floor flat, situated in the desirable Enfield Island Village. This property is ideally located less than a mile from Enfield Lock train station, making it perfect for commuters. The surrounding area boasts an array of local parks, schools, shops, and convenient bus routes.

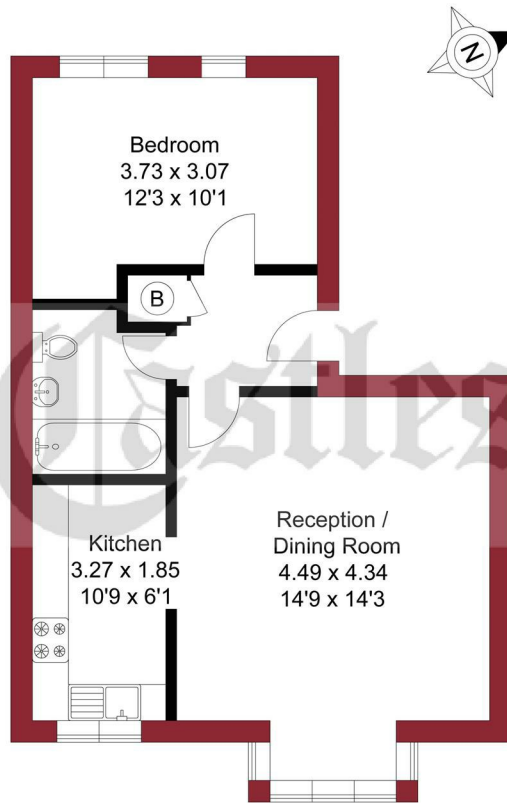
The spacious living room, enhanced by a charming bay window, offers a delightful view of the canal basin. The flat features one well-proportioned bedroom and a modern bathroom, making it an ideal choice for first-time buyers or those seeking a comfortable living space.

Additionally, the property benefits from a communal parking area and a long lease, adding to its appeal. An internal viewing is highly recommended to fully appreciate the quality and space this flat has to offer.





APPROXIMATE GROSS INTERNAL AREA
47.42 sqm / 510.42 sqft



THIRD 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: 189 years from 24 June 2000

Service Charge: £2,592.32 P/A

Ground Rent: £268.75 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			
A	(12-14)		
B	(15-17)		
C	(18-20)		
D	(21-23)		
E	(24-26)		
F	(27-29)		
G	(30-35)		
Not energy efficient - higher running costs			
England & Wales			