



OFFERS IN THE REGION OF

£185,000

Waddington Close

Enfield, EN1 1NB

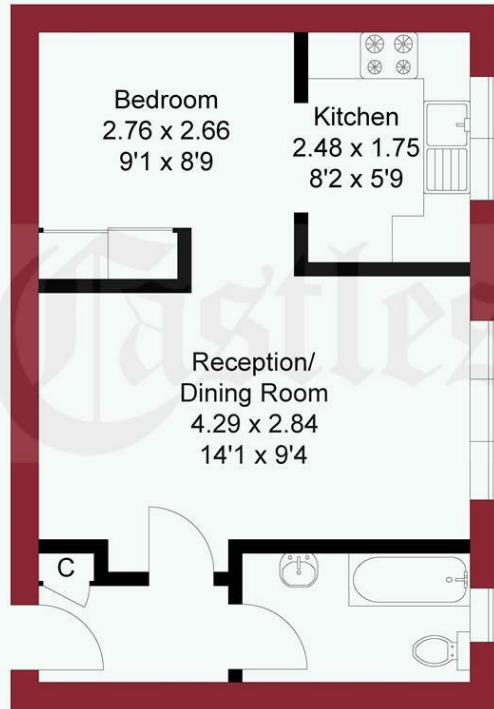
PROPERTY SUMMARY

A top floor (2nd) purpose built studio flat with separate sleeping area located off Burleigh Road, approx 1mile from Enfield Town station and shopping centre. The property would suit a first time buyer or buy to let investor. Chain free sale. Features include: first floor, double glazing, living room, kitchen, separate sleeping area with built in wardrobe, security entryphone system, chain free sale.





APPROXIMATE GROSS INTERNAL AREA
32.67 sqm / 351.65 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 - Second Floor

Leasehold

Council:

Council Tax Band: B

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/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 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 