

ENTRANCE

via front door to stairs to 1st floor

1ST FLOOR LANDING

fitted carpet, loft access, built-in cupboard, radiator, doors to:-

LIVING ROOM 15' 5" x 12' 1" (4.70m x 3.68m)
laminated wood flooring, 2 radiators, 2 windows to front

BEDROOM 12' 0" x 9' 7" (3.65m x 2.92m)
laminated wood flooring, radiator, window to rear

KITCHEN/DINER 10' 0" x 9' 3" (3.05m x 2.82m)
tiled floor, radiator, fitted wall and base units with worksurfaces and splashback tiles, integrated oven and hob with extractor fan, spaces for washing machine and fridge freezer, stainless steel sink unit, wall mounted boiler, window to rear

BATHROOM

tiled floor, radiator, low flush WC, vanity wash hand basin, panelled bath with mixer shower over, splashback tiles, frosted window to side

AS ADVISED BY SELLER

Lease: 189 years from 25.12.86 (approx 155 years remaining)

Ground Rent: Peppercorn

Service Charge: N/A

EPC Rating: C

Viewings: Strictly by appointment:



Titchfield Road, EN3

A well presented and spacious 1ST FLOOR ONE BEDROOM CONVERTED FLAT located off Ordnance Road, within approx 0.3 miles of Enfield Lock BR station (serving London Liverpool Street). The property is offered for sale on a CHAIN FREE basis and has over 155 year lease remaining. Viewing is highly recommended.

Features include: new double glazing, gas central heating, modern kitchen/diner, modern bathroom, loft access, high ceilings, no service charges.

£240,000 Leasehold



