



**Sherborne Avenue, EN3**

£210,000

Leasehold

**Castles**







## Sherborne Avenue, EN3 5BW

A well presented and larger than average 1 bedrooms top (2nd) floor purpose built flat located off Carterhatch Lane in Enfield Highway. Close to local shops and bus routes and approximately 1m to Brimsdown train station (serving London Liverpool Street). The property is offered for sale chain free and viewing is highly recommended. Features include: security entryphone system, double glazing, gas central heating, fitted kitchen, spacious living rooms, chain free sale, ideal first time buy or buy to let.

EPC Rating: C  
Current: 69 Potential: 70

Council Tax Band: B  
Lease: 87 Years remain  
Ground rent: £10 p/a  
Service Charge: TBC

**£210,000** Leasehold

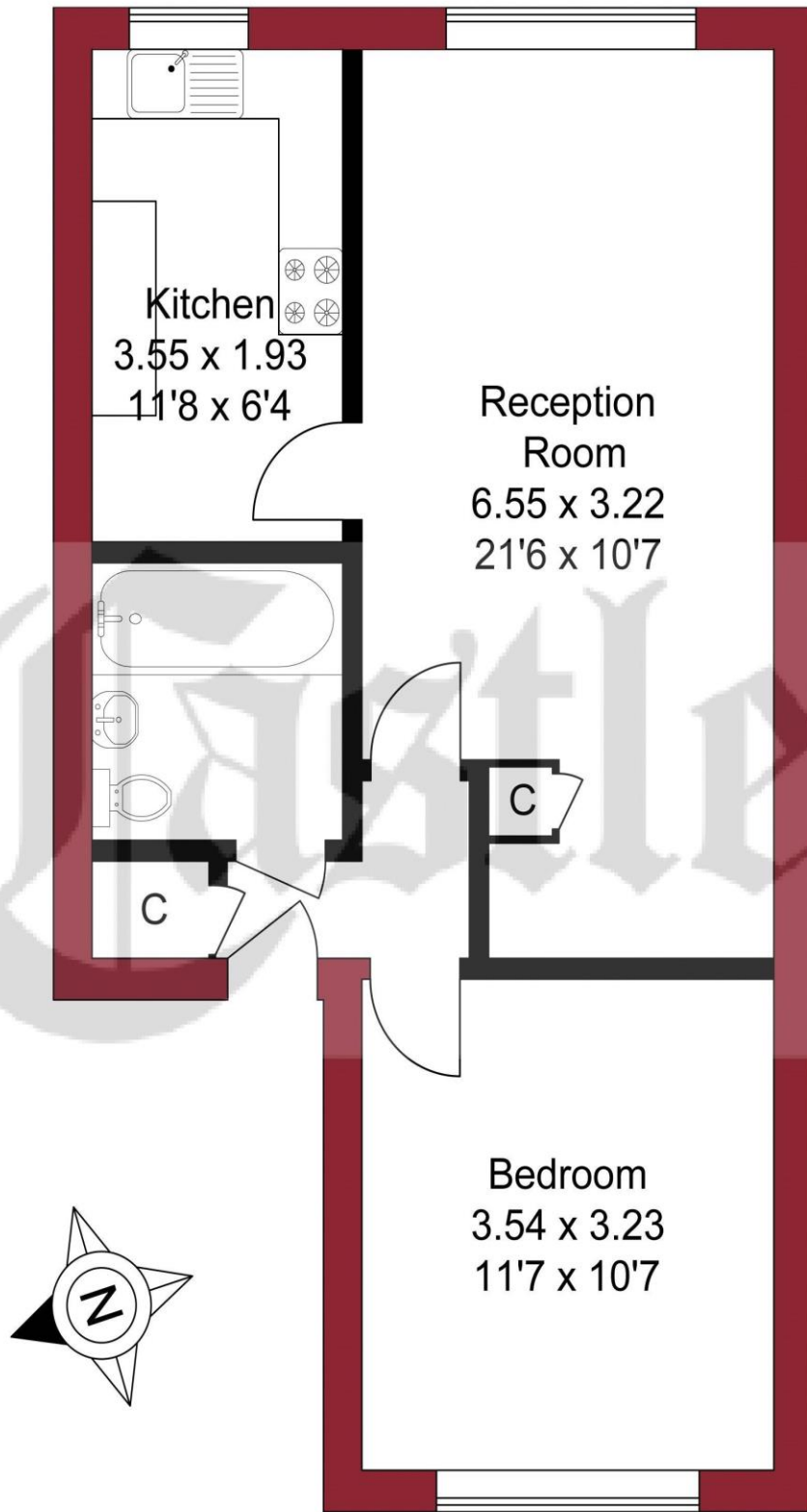
# Castles

020 8804 8000  
enfield@castles.london





APPROXIMATE GROSS INTERNAL AREA  
46.79 sqm / 503.64 sqft



SECOND FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

### An overview of Enfield

Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

With affordable homes and a safe, green environment, Enfield attracts many buyers pleasantly surprised by the good value of property compared to some of the more pricey neighbouring boroughs.

On the lush, green perimeter of London, Enfield has excellent transport links with a quick and easy train journey into the City and West End.

There are a range of activities to keep residents busy in the borough with seven bustling shopping areas, 900 hectares of parks, three golf clubs, and numerous cinemas, theatres and museums. There is a diverse community residing in the area.

Notable for its range of great schools, vast green spaces and bustling retail centres, as well as good transport links to the rest of the city, Enfield is undoubtedly a thriving place to live and work and proves an excellent choice for first time buyers, families, young professionals and property investors alike."

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	70   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



243-245 Hertford Road  
Enfield, EN3 5JJ  
0208 804 8000  
enfield@castles.london  
www.castles.london

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