



**Great Cambridge Road, EN1 4BU**

£280,000

Leasehold

**Castles**



## Great Cambridge Road, EN1 4BU

A well presented ground and first floor 2 double bedroom split level maisonette located to the west of the Great Cambridge Road at the junction with Carterhatch Lane and close to amenities including buses, shops and schools and approx 0.7m of Turkey Street train station. The property offers spacious accommodation and would suit first time buyers and buy to let investors. Viewing is recommended. Features include: double glazing, gas central heating, fitted kitchen, 2 double bedrooms, upstairs bathroom, split level, communal outside space/grounds, chain free sale.

EPC Rating: C  
Current: 72 Potential: 73

Council Tax Band: C

Terms of Lease:  
120 years remain from 18 June 1989  
Ground Rent: £10 P/A  
Service Charge: tbc

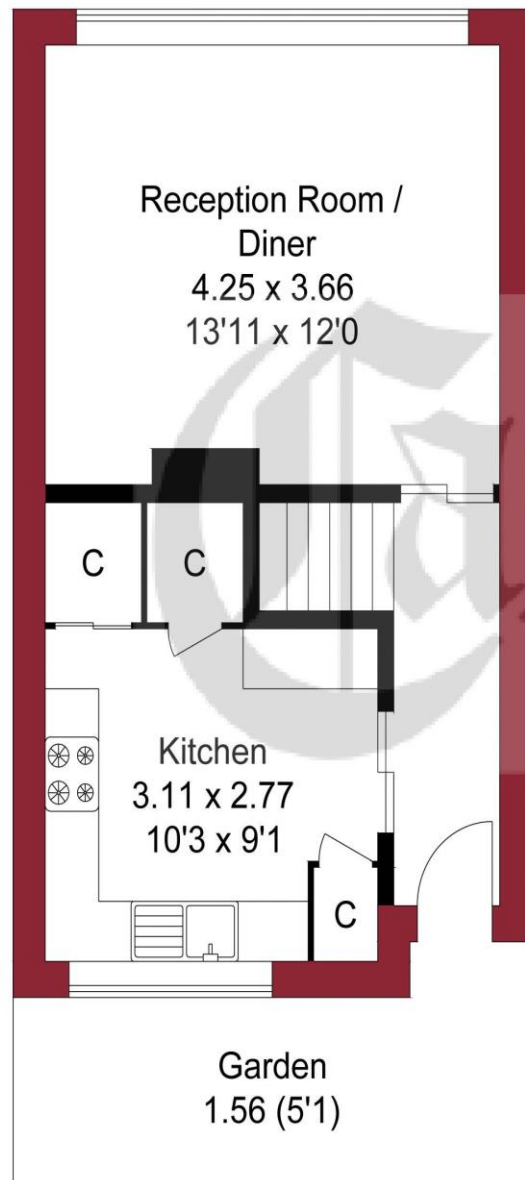
**£280,000** Leasehold

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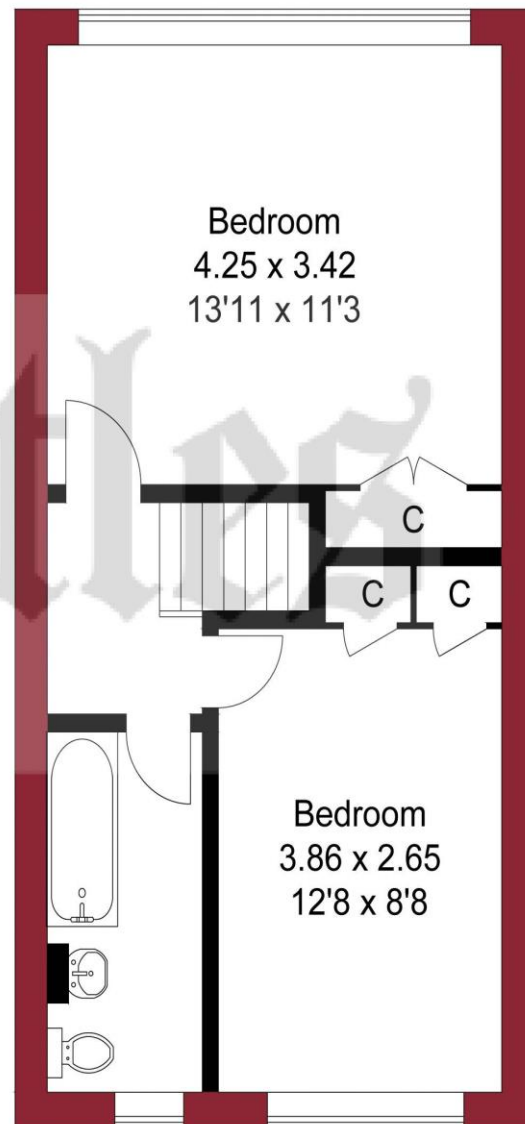
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APPROXIMATE GROSS INTERNAL AREA  
68.96 sqm / 742.27 sqft



GROUND FLOOR



FIRST FLOOR

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

### An overview of Enfield

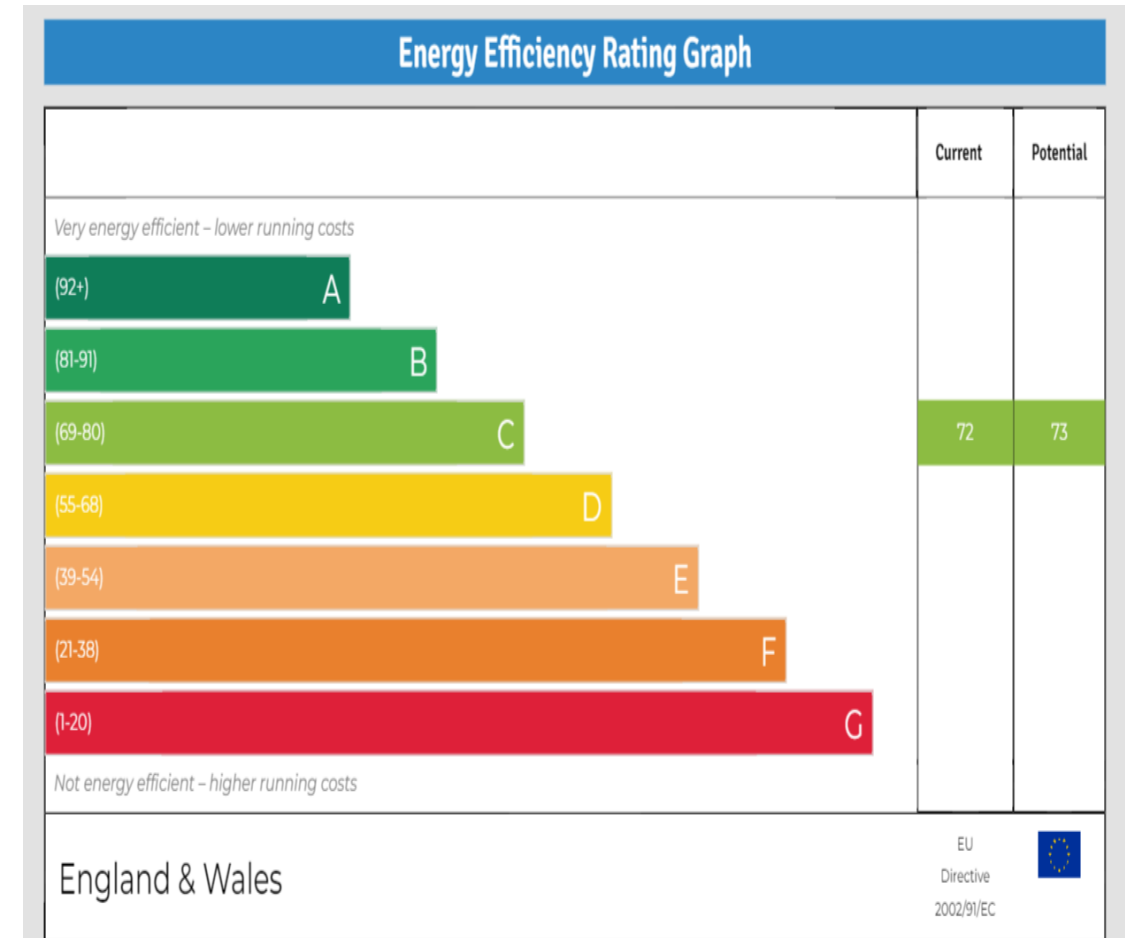
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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."



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