



**Lytchet Way, EN3 5XR**

£285,000

Leasehold

**Castles**



## Lytchet Way, EN3 5XR

A chain free 3 bedroom split level maisonette on 2nd and 3rd floors located off the Hertford Road in Enfield Highway close to local amenities and within approximately 1 mile of Brimsdown train station (serving London Liverpool Street/Tottenham Hale). The property would suit a family, first time buyers or buy to let investors. Viewing is recommended. Features include: gas central heating, double glazing, 3 bedrooms, fitted kitchen, split level, chain free sale.

EPC Rating: D  
Current: 60 Potential: 69

Council Tax Band: C

Terms of Lease: Expires 15/07/2109.  
Approximately 85 years remaining.  
Ground Rent £10 p/a  
Service Charges £ tbc

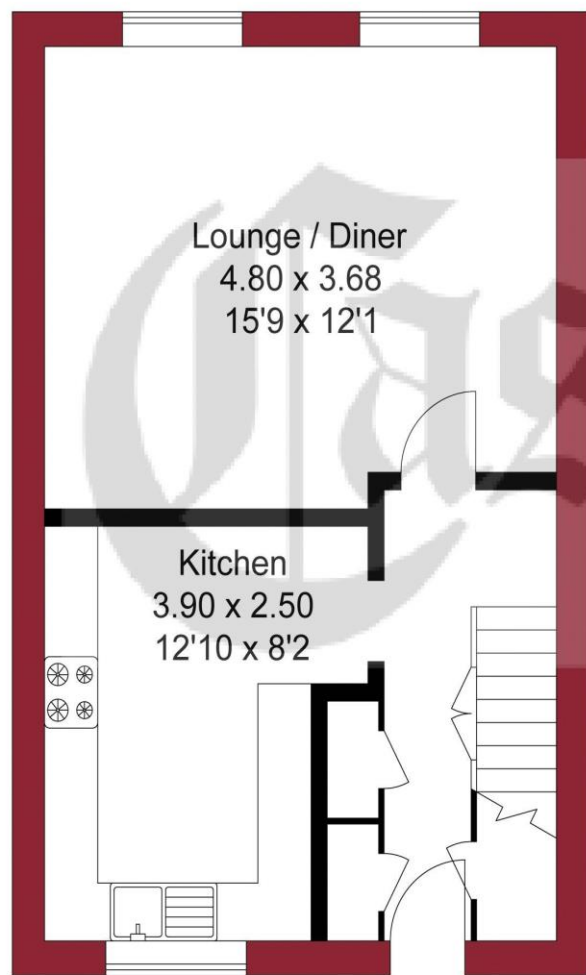
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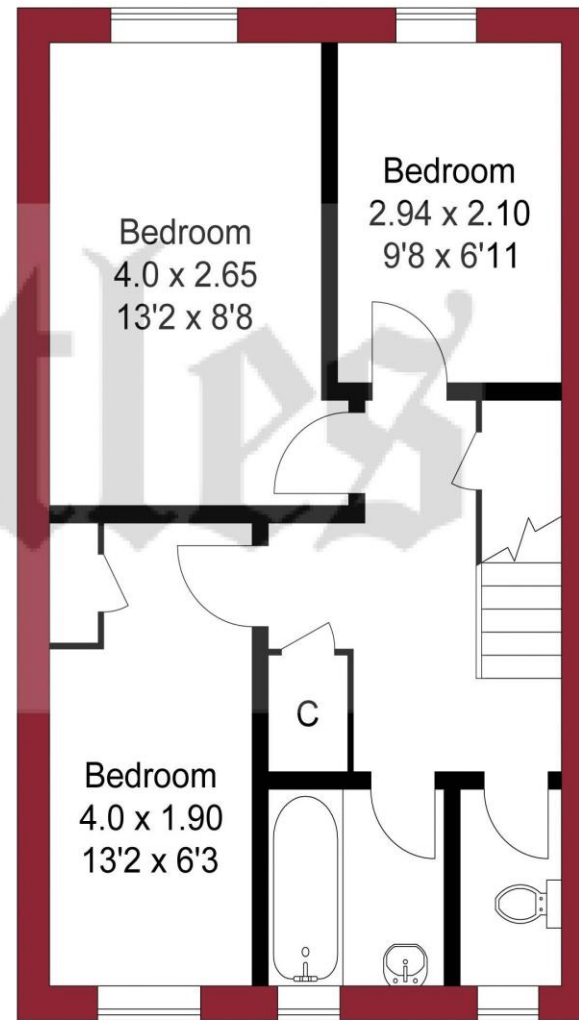
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APPROXIMATE GROSS INTERNAL AREA  
76.20 sqm / 820.21 sqft



SECOND FLOOR



THIRD FLOOR

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

### An overview of Enfield

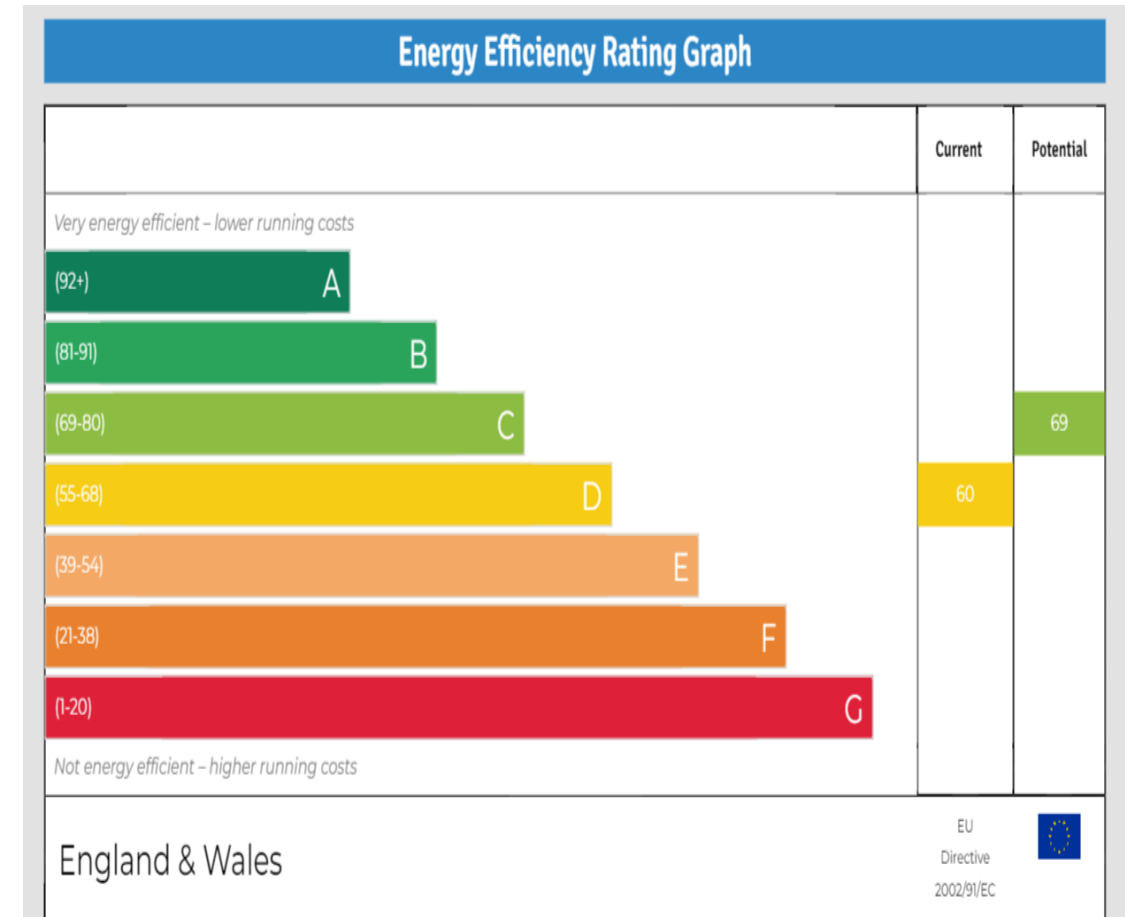
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

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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