



Lewis House, Melling Drive, EN1

£330,000 Leasehold Full ownership

or £132,000 for 40% Shared Ownership.

Castles



Lewis House, Melling Drive, EN1 4DN

A well presented and larger than usual two double bedroom modern ground floor flat located off Carterhatch Lane in EN1 within approx 1 mile of Enfield Town Train Station and Enfield Town Centre. The property is offered for sale on 100% ownership basis or can be purchased on a 40% shared ownership part buy part rent basis. Viewing highly recommended. Features include 2 double bedrooms, spacious open plan living room / kitchen area, large entrance hallway, security entry phone, gas central heating, double glazing, ground floor, own section of garden, full ownership or shared ownership available.

*Please note restrictions or conditions may apply for shared ownership

EPC Rating: B
Council Tax Band: C
Lease: Approx 91 years
Service Charge: £191.49 pcm
Ground Rent: £16.16 pcm
Rent on 60% = £ 600. 18 pcm (shared ownership only)

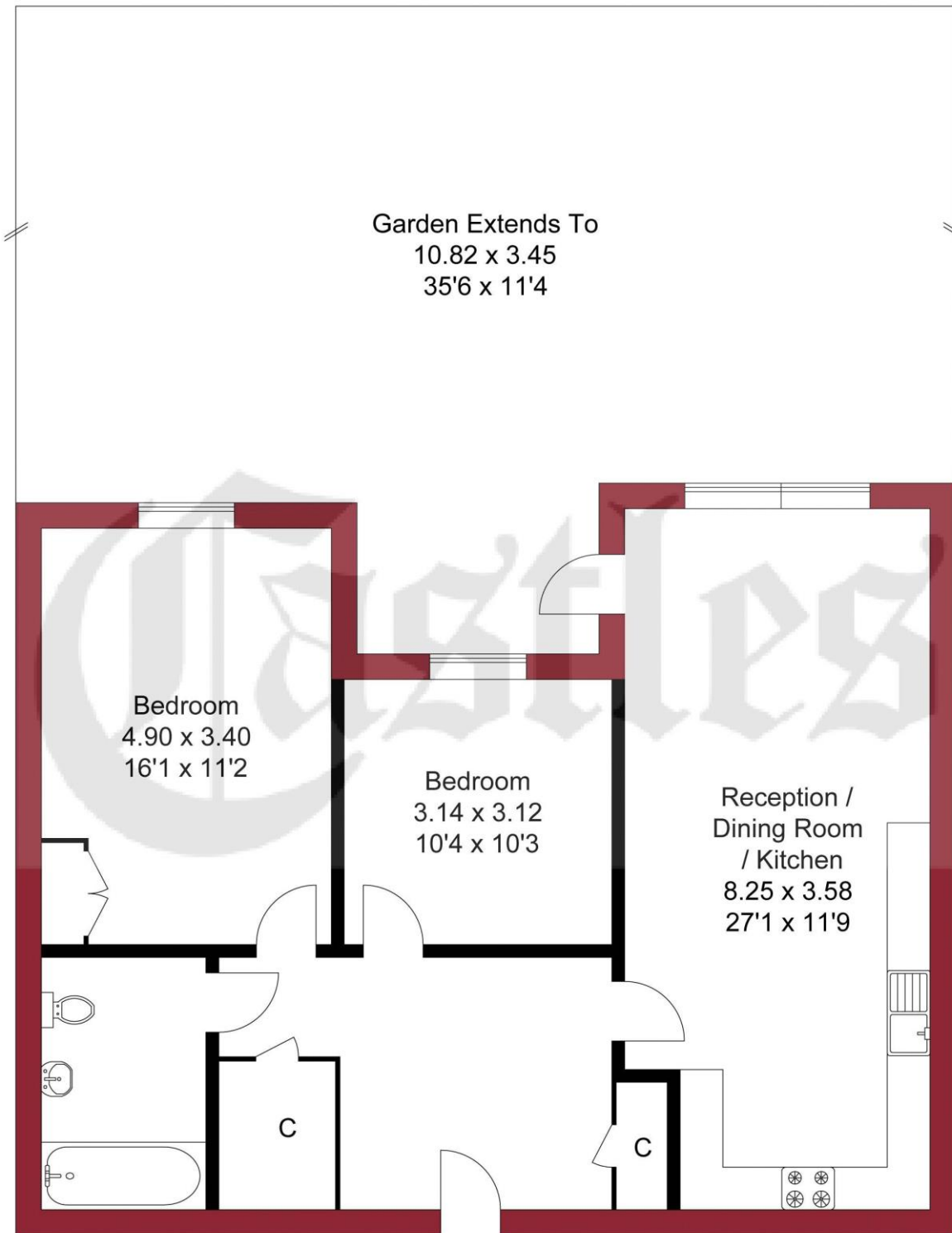
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020 8804 8000
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APPROXIMATE GROSS INTERNAL AREA
78.27 sqm / 842.49 sqft



GROUND 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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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