



Myddelton Avenue, EN1 4AQ

£355,000

Leasehold

Castles



Myddelton Avenue,, EN1 4AQ

A chain free 2 bedroom first floor purpose built maisonette located within 1 mile of Enfield Town BR station, Enfield Town Centre and close to Forty Hall Country Park. The property is offered for sale in good condition throughout and has features to include:- own entrance, own rear garden, over 900 years lease remaining. The property would suit a first time buyer or buy to let investor. An internal viewing is highly recommended. Other features include:- gas central heating (untested), double glazing, modern fitted kitchen, no service charges.

EPC Rating: D

Council Tax Band: C

As advised by the Seller:-

Terms of Lease:-

Expires 2924. Approximately 900 + years remaining

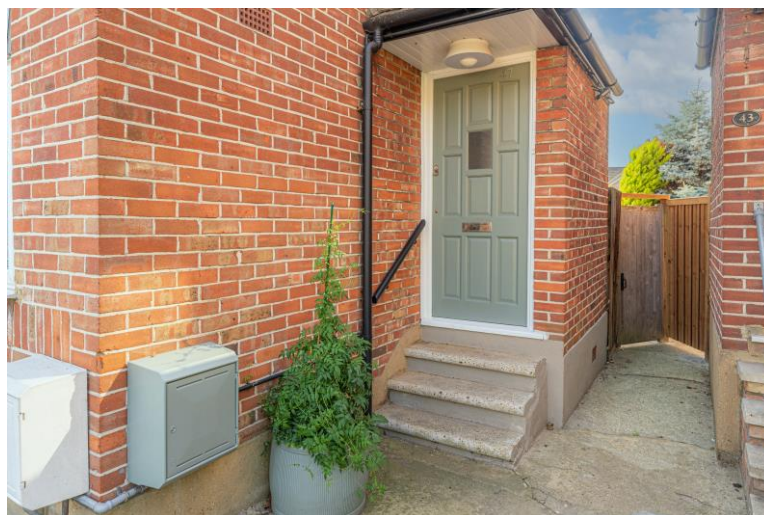
Service Charge: £0

Ground Rent: £7 P/A

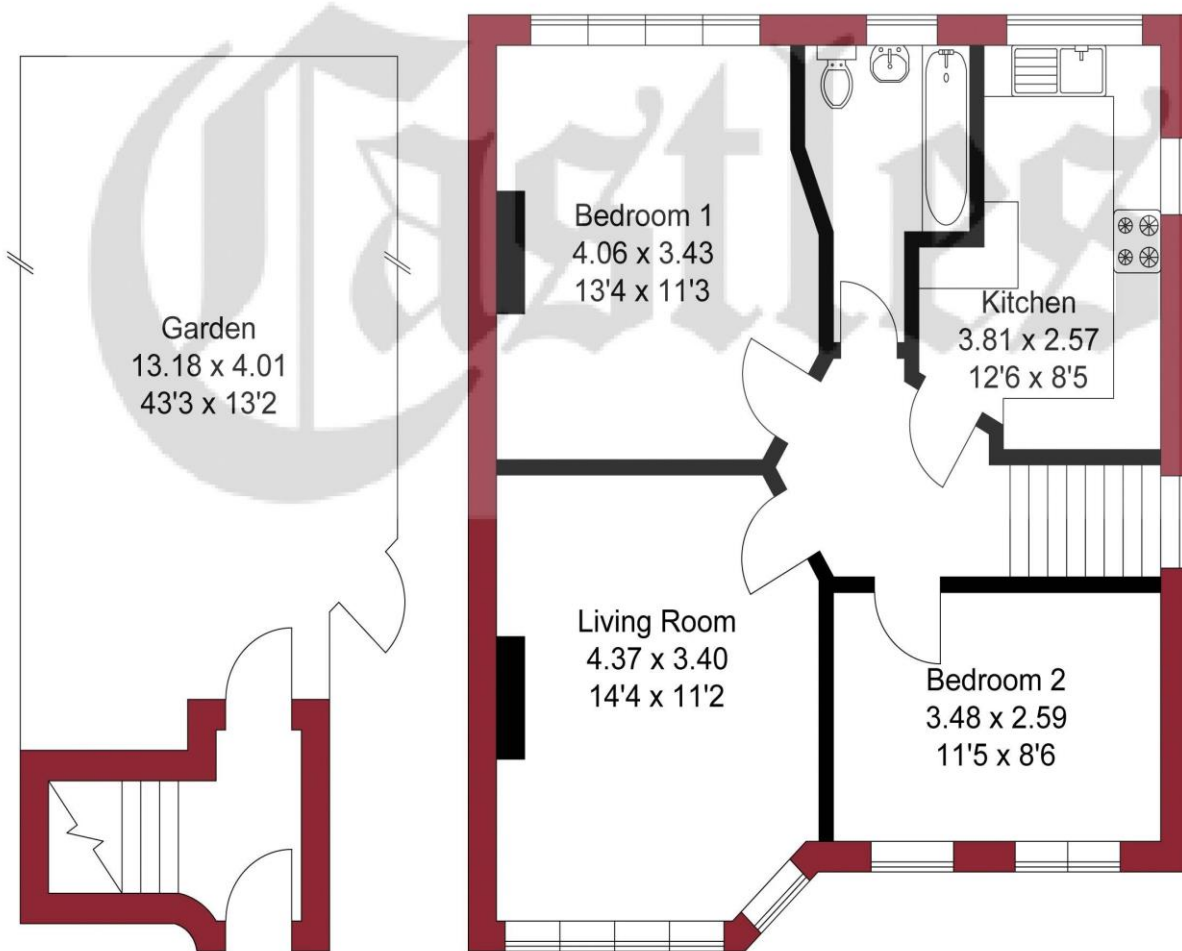
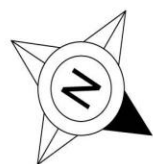
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020 8804 8000
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APPROXIMATE GROSS INTERNAL AREA
61.03 sqm / 656.92 sqft



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."

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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