



**Pipit Court, Teal Close, EN3 5TL**

£259,995

Leasehold









## Pipit Court, Teal Close, EN3 5TL

A larger than usual one bedroom ground floor modern flat with own entrance and own garden, situated off Turkey Street, within easy access to Turkey Street BR station. An internal viewing is recommended.

Features include: own front entrance, allocated parking space, gas central heating (untested), double glazing, 19' lounge, own rear garden.

EPC Rating: C  
Council Tax Band: C

As Advised by the Seller:  
Lease: Expires in 2194 approx 170 years remain  
Service Charge: £150 pcm  
Ground Rent Peppercorn

£259,995 Leasehold



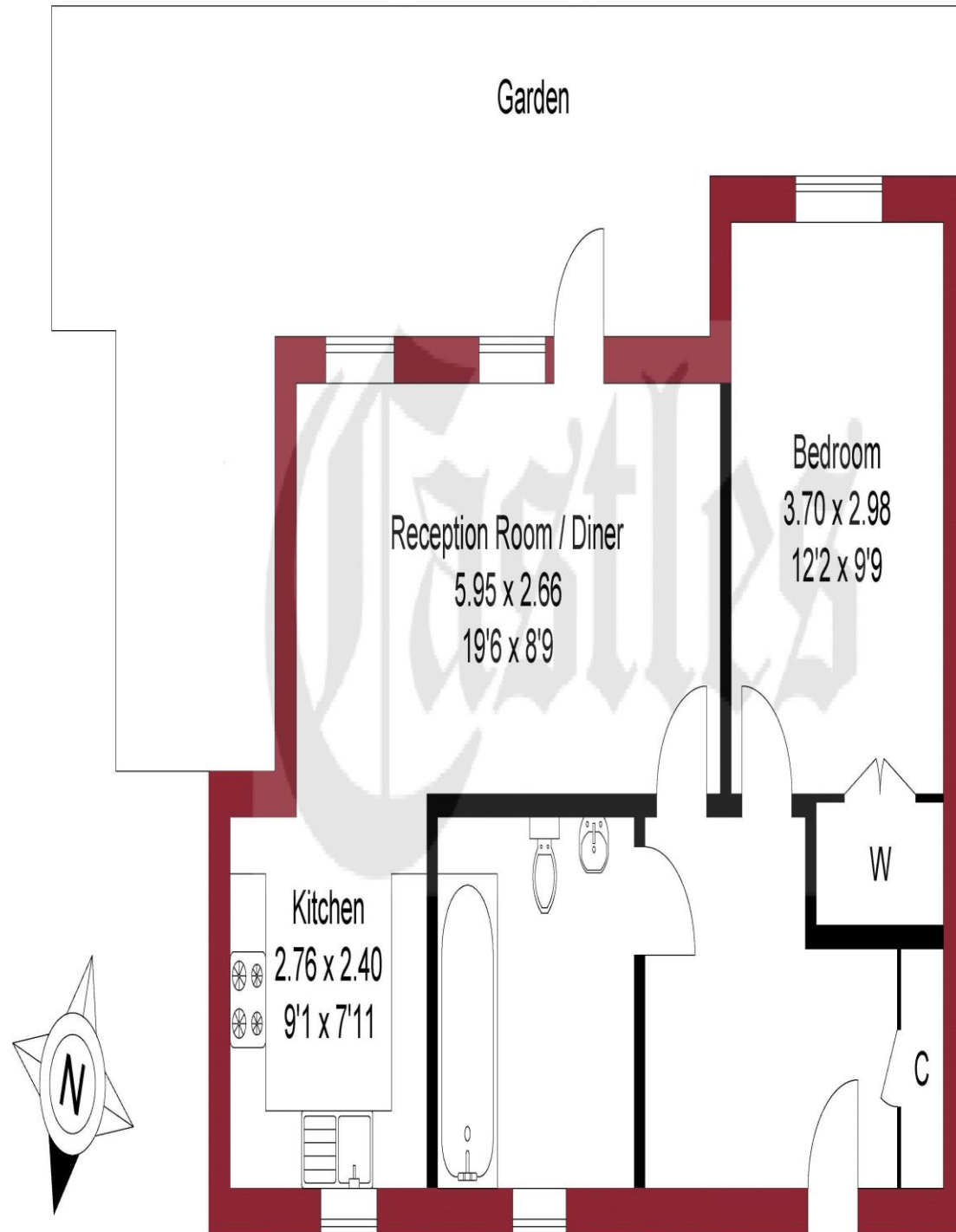
020 8804 8000  
enfield@castles.london





APPROXIMATE GROSS INTERNAL AREA

52.63 sqm / 566.50 sqft



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."

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 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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