



**Burncroft Avenue, EN3 7JQ**

£230,000

Leasehold

**Castles**



## Burncroft Avenue, EN3 7JQ

A spacious one bedroom ground floor purpose built flat with own large garden, located in a quiet turning off Green Street less than 0.5m from Brimsdown Train Station (Serving London Liverpool Street) and close to local shops, buses and parks. Viewing is recommended. Features include living room with direct access to own garden, fitted kitchen, bathroom, gas central heating, double glazing, own large garden. This property could make an ideal 1<sup>st</sup> time buy or buy to let investment property

EPC Rating: TBC  
Council Tax Band: B

As Advised by the Seller:  
Lease: Approx 91 years remain  
Ground Rent: £7.47 P/A  
Service Charge: £111.36 PCM

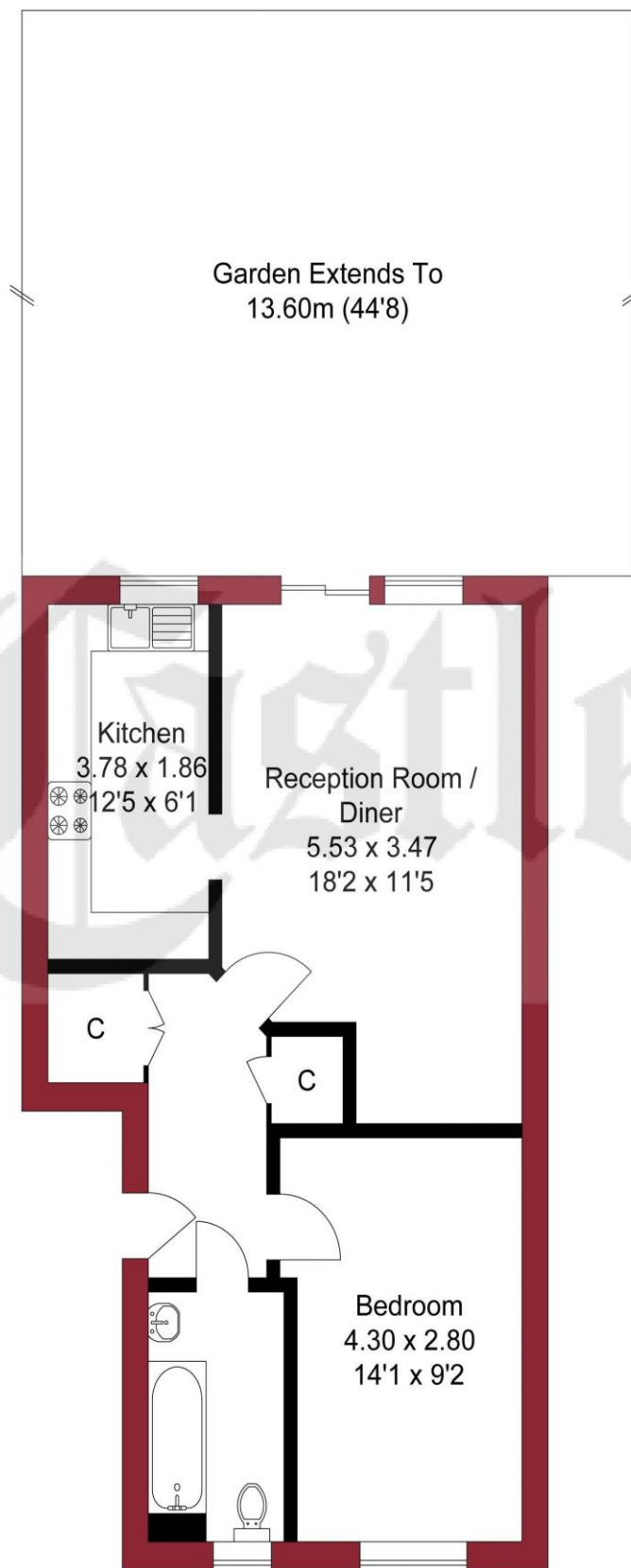
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020 8804 8000  
enfield@castles.london



APPROXIMATE GROSS INTERNAL AREA  
49.02 sqm / 527.64 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."

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