

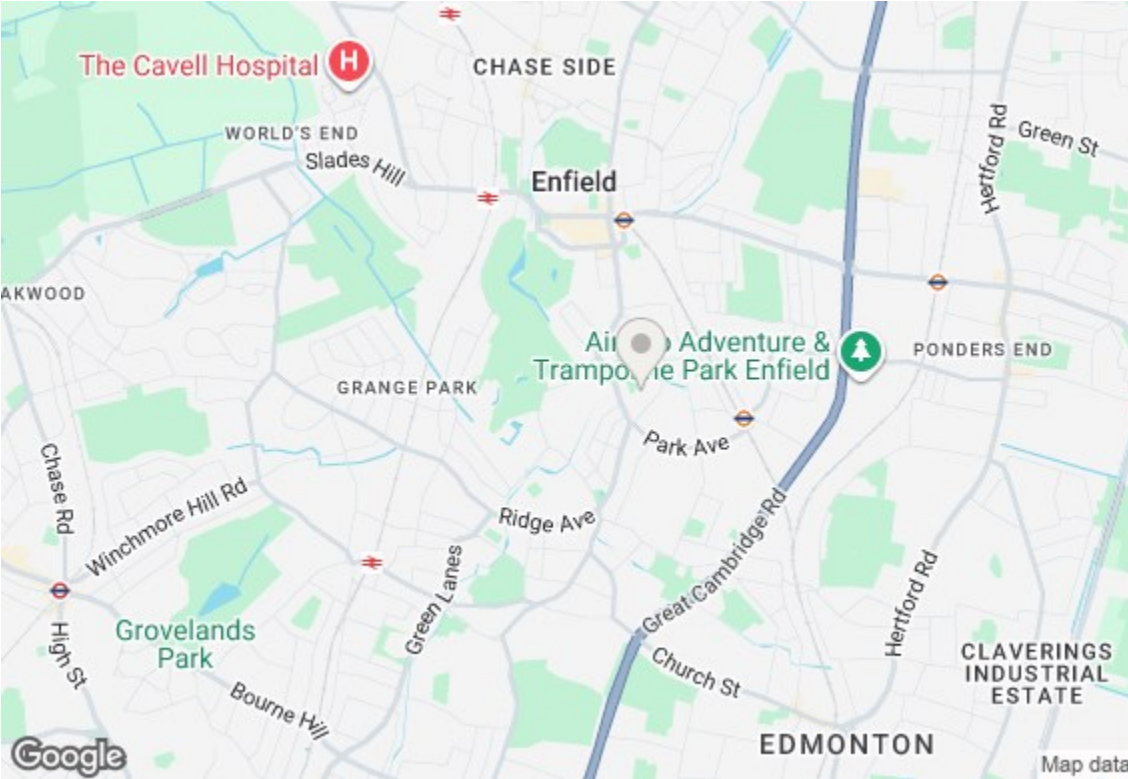
# MORTIMER DRIVE, EN1 2LH



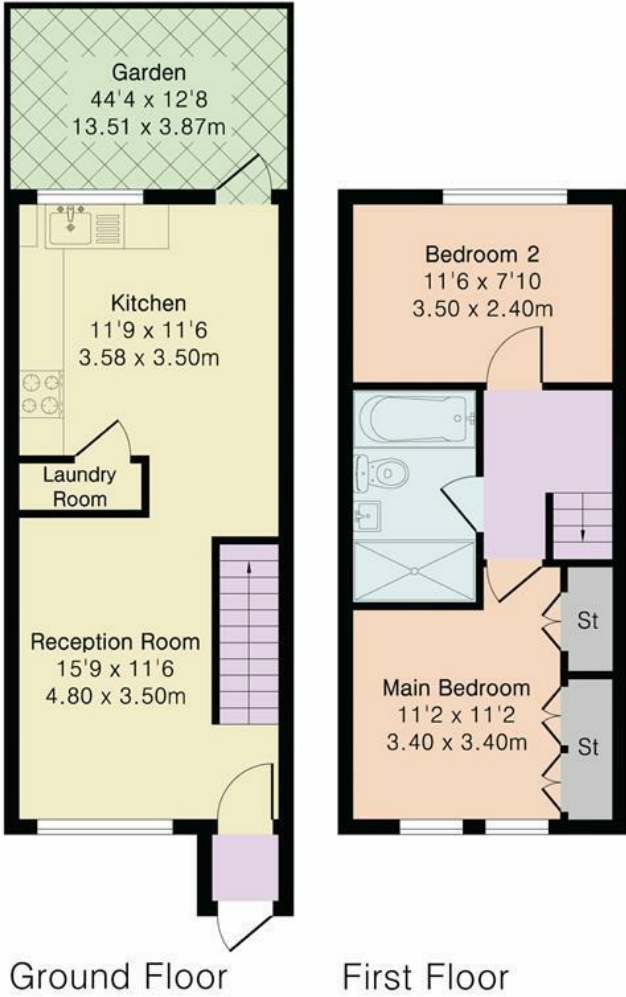
**£450,000 Freehold**

- BEAUTIFULLY PRESENTED TERRACED HOUSE IN CUL DE SAC
- TWO DOUBLE BEDROOMS
- STYLISH BATHROOM WITH BATH AND DOUBLE SHOWER
- GENEROUS RECETION ROOM
- MODERN FITTED KITCHEN/DINER
- UTILITY ROOM
- FRONT AND REAR GARDENS
- 0.7 MILES TO BUSH HILL PARK STATION
- PLACED BETWEEN ENFIELD TOWN AND WINCHMORE HILL.
- CLOSE TO LOCAL SHOPS

Property Details



Approximate Gross Internal Area 635 sq ft - 59 sq m  
Ground Floor Area 323 sq ft – 30 sq m  
First Floor Area 312 sq ft – 29 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

