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71 Derby Road, Enfield, EN3 4AJ

£270,000

Lanes are pleased to offer this first floor two bedroom maisonette in need of some modernisation. The property benefits from gas central heating, own rear garden, own entrance and is within easy reach of shops, bus routes and rail links. Call now to view!

Extended lease on completion



Door to
Stairs Leading To First Floor Landing
Hallway

Lounge
15'6" x 12'11" (4.72m x 3.94m)

Kitchen
9'5" x 7'4" (2.87m x 2.24m)

Bedroom One
12'11" x 9'11" (3.94m x 3.02m)

Bedroom Two
9'7" x 9'6" (2.92m x 2.90m)

Bathroom
7'4" x 6'1" (2.24m x 1.85m)

Rear Garden

Reference
ET5343/AX/PI /AX/110626

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

