



# Karyatis Court, Enfield

£300,000

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- Two Double Bedroom, First Floor Apartment
- Spacious, Open Plan Kitchen / Reception Room
- Within Easy Reach of Bush Hill Park Station (Liverpool Street approx. 30 mins) and A10
- Close to Shops, Restaurants and Amenities of Enfield Town
- Close to Bush Hill Park Green Space
- In Catchment for Bush Hill Park Primary and Kingsmead Secondary





Havilands are pleased to present this TWO BEDROOM, FIRST FLOOR APARTMENT within Karyatis Court, EN1. Bright and airy throughout and offering 609 sq ft of living space the property is comprised of open plan modern kitchen with breakfast bar and reception room, two double bedrooms and bathroom. The property is within easy reach of Bush Hill Park Station (Liverpool Street approx. 30 mins) and ease of access to the A10. Conveniently located for shops, restaurants and amenities of Enfield Town and green spaces of Bush Hill Park. Plus the property is in catchment of Bush Hill Park Primary and Kingsmead Secondary School. Viewing highly recommended.

Tenure: Leasehold

Lease Remaining: 99 years remaining

Service Charge and Sinking Funds Amount: £4,512

Ground Rent: TBC

Local Authority: Enfield Borough

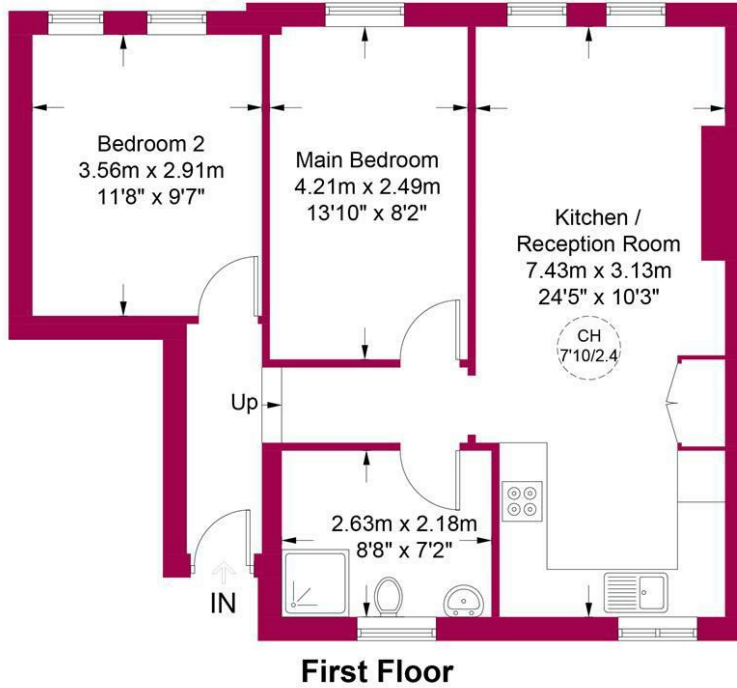
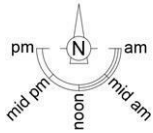
Council Tax: Band C (£1,923.57 25/26)

EPC: Current 68(D) Potential 78(C)

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)

## Karyatis Court, EN1

Approximate Gross Internal Area = 609 sq ft / 56.6 sq m



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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come by and meet the team

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