



Charles Street, Enfield

£325,000

Havilands

the advantage of experience



- Two Bedroom Apartment
- First Floor
- Chain Free
- Allocated Parking
- Open Plan Living
- Walking Distance to Bush Hill Park & Enfield Town Overground Stations
- Within Catchment of Bush Hill Park & George Spicer Primary Schools
- Within Catchment of Enfield Grammar, Enfield County & Kingsmead Schools
- Walking Distance to Local Shops & Amenities inc. Sainsburys



Havilands



Havilands



Havilands



Havilands

Havilands are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM APARTMENT located within Karyatis Court, EN1. Nestled on a quiet road within Bush Hill Park, the apartment is situated on the FIRST FLOOR and is offered with a remaining lease of 101 years. Offering 847sqft of living space, the property is comprised of two double bedrooms, family bathroom and open plan kitchen/diner/lounge. The property also benefits from off-street parking.

The property is ideally located with both Enfield Town & Bush Hill Park Overground Stations within walking distance, offering direct rail links into central London (Liverpool St approx 30mins). The property is also well positioned for access to the A10 offering direct links to both the A406 & M25.

The property falls within the catchment area of sought after local schools including Bush Hill Park Primary & George Spicer Primary Schools as well as Enfield County, Enfield Grammar & Kingsmead Schools.

The property is also close to local shops and amenities with Sainsburys Local within easy reach and Enfield town centre with a wide array of shops, bars and restaurants is also within walking distance. A short drive from the property is Colosseum Retail Park housing a number of retail outlets. Viewing is highly recommended.

Leasehold Information:

Tenure: Leasehold

Lease Length: 125 Years from 01/01/2000

Lease Remaining: 101 Years

G/Rent: £150 per year

S/Charge: TBC

Local Authority: Enfield Borough

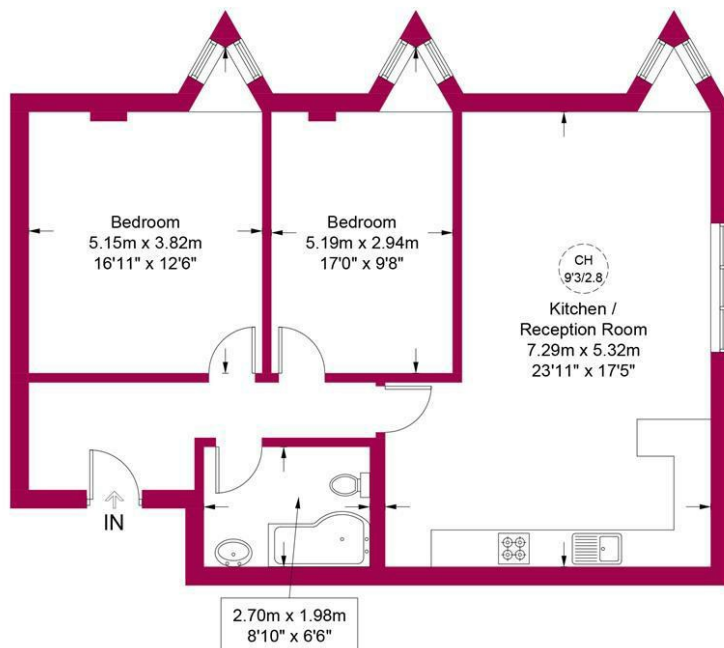
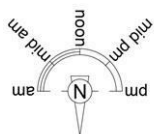
Council Tax: Band

EPC Rating: Current 58(D); Potential 78(C)

For more images of this property please visit havilands.co.uk

Karyatis Court, EN1

Approximate Gross Internal Area = 847 sq ft / 78.7 sq m



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Havilands

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.



havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

Havilands

the advantage of experience