

JAMES LEE SQUARE, ENFIELD EN3



FOR SALE THIS TWO BEDROOM FIRST FLOOR CONVERTED GRADE ii (2) LISTED APARTMENT, Featuring ENTRY TELEPHONE, SASH WINDOWS & VIEWS OVER THE CANAL STREAM. Also being Ideally Situated to Local Amenities, Fitness Centre & Ideally Located to the POPULAR LEE VALLEY REGIONAL PARK & RIVER LEE with its PATHS & CYCLE ROUTES going through Into LONDON & HERTFORDSHIRE. VIEWING RECOMMENDED..!

In Our Opinion The Property is An IDEAL PURCHASE FOR FIRST TIME BUYERS or PROPERTY INVESTMENT. Currently Subject To LHA (London Housing Allowance) are Achieving In The Region of £1,500 - £1,600 (Subject To Market Achieving). Benefiting from Local BUS ROUTES & ENFIELD LOCK RAIL STATION LEADING To TOTTENHAM HALE (Tube Connections) & Into LONDON LIVERPOOL STREET STATION. Contact Church's For Viewings.

£245,000 LEASEHOLD

PROPERTY DETAILS:**COMMUNAL ENTRANCE:**

Via entry telephone and stairs to first floor landing.

RECEPTION HALLWAY:

9' 0" x 3' 8" (2.74m x 1.12m)

Via door leading into the reception hall, entry phone and doors to bedrooms, bathroom & lounge.

LOUNGE:

17' 0" x 9' 0" (5.18m x 2.74m)

Dual aspect room with Sash windows over looking the canal-stream, TV point & door to kitchen.

KITCHEN:

7' 5" x 5' 7" (2.26m x 1.70m)

Range of units to base & eye level with worktop surfaces, single stainless steel sink unit with mixer taps, plumbed for washing machine, partly tiled walls & Sash windows to aspect.

BEDROOM ONE:

12' 3" x 8' 10" (3.73m x 2.69m)

Sash window to aspect.

BEDROOM TWO:

9' 0" x 7' 0" (2.74m x 2.13m)

Sash window to aspect.

BATHROOM:

Comprising low flush wc, panelled bath, pedestal wash basin, extractor fan & wall mounted heater.

EXTERIOR:

Communal parking.

ADDITIONAL NOTES:

In Our Opinion The Property is An Ideally First Time Buy to Start on to the Property Ladder & also for Landlords to add to an existing portfolio or First Time Landlord. The

Property Rental Market Loyalty Currently is Active and Rental is High Currently Subject to Market Conditions & The Local London Housing Allowance Achieving roughly In The region of £1,500.00 - £1,600.00 PCM.

ADDITIONAL INFORMATION:

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Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

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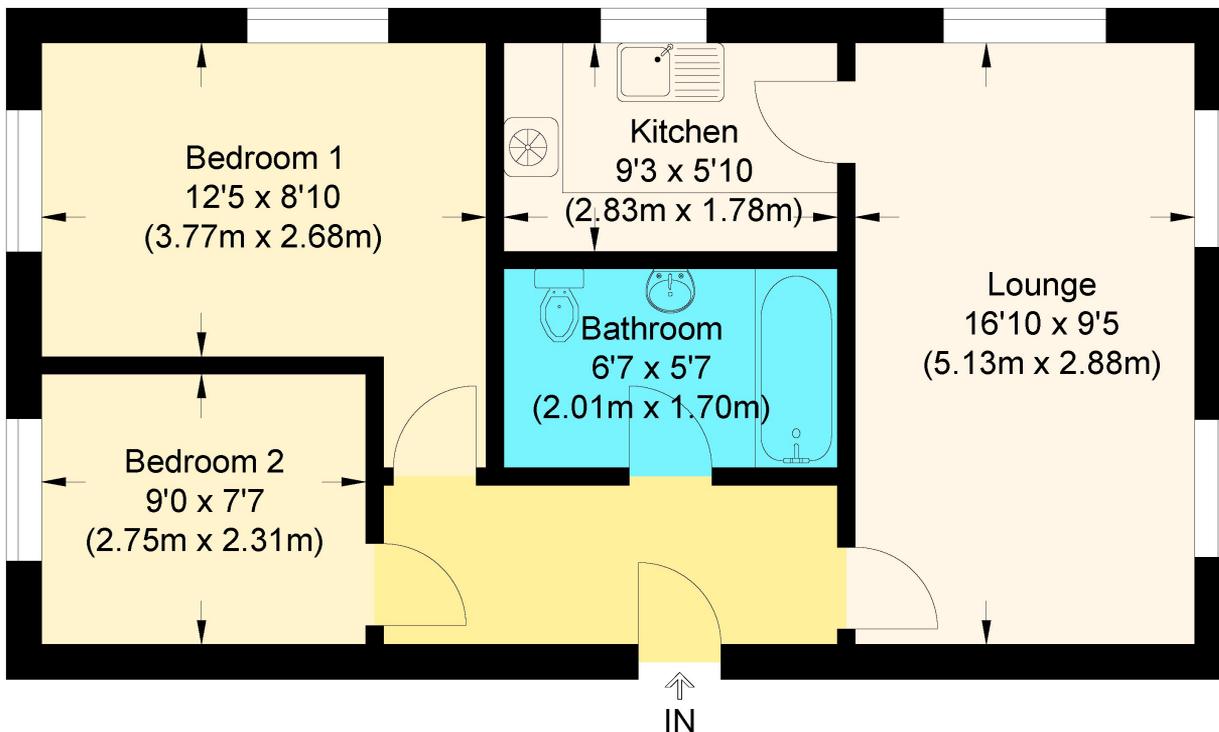
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James Lee Square EN3 6GR

Approximate Gross Internal Floor Area : 50.3 sq m / 541.42 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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