



Crest Drive, Enfield, Greater London. EN3 5QD

Satchells



Studio Flat

£200,000 Leasehold

A rare opportunity to purchase a Studio Flat set in one of EN3's most popular residential locations. Offered to the market in good condition throughout. The current tenant has been in situ for 5 years and currently pays £910 pcm. The property is offered to the market on a chain free basis and would make an ideal investment property.

- Studio flat
- Potential OSP
- Long term tenant
- Double glazed
- Gas central heating
- Central location
- Chain free
- EPC rating C. Council tax band B

Ground Floor:

Living Area:

Abt. 24' 4" x 16' 4" (7.42m x 4.98m) Double glazed window to rear and three Velux windows. Radiators. Fitted carpet.

Kitchen:

Abt. 6' 8" x 6' 0" (2.03m x 1.83m) Range of fitted wall and base units. Sink and drainer unit. Plumbing for washing machine. Lino flooring. Double glazed window to rear aspect.

Bathroom:

Abt. 4' 0" x 6' 8" (1.22m x 2.03m) Suite comprising low level WC, panelled bath and hand wash basin. Lino flooring. Double glazed window.

Additional Information:

Agents Note:

Draft details yet to be approved by the vendor and maybe subject to change.

Anti-Money Laundering:

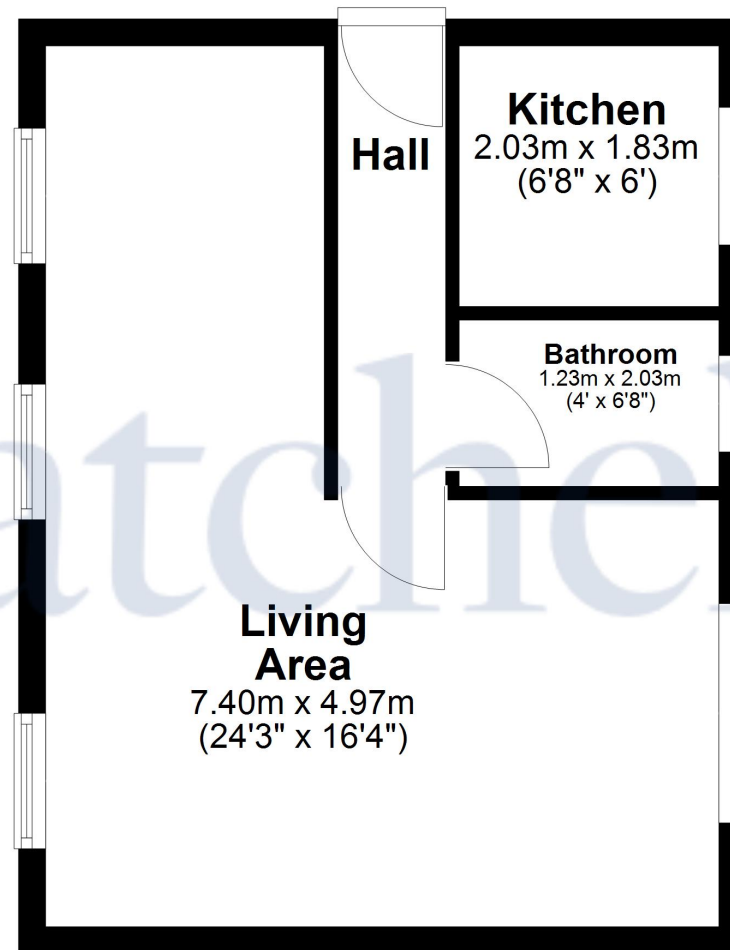
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.