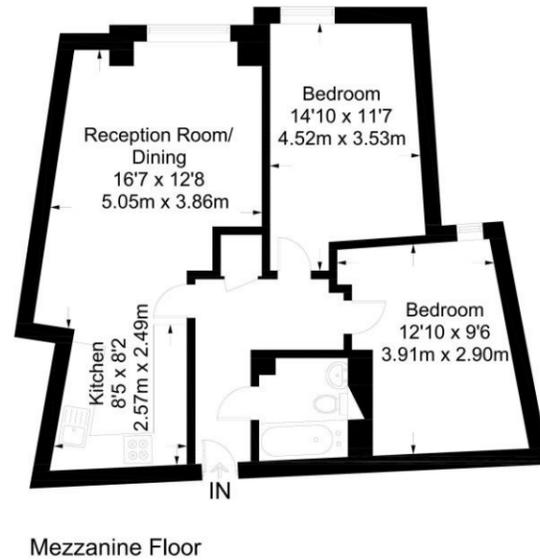


Enfield Road
 Approximate Gross Internal Area = 628 sq ft / 58.3 sq m



Mezzanine Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	

Energy Efficiency Rating: Current 85, Potential 88
 Environmental Impact (CO₂) Rating: Current 86, Potential 87

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Enfield Road, London, N1

2 Bedroom Apartment | Communal Garden | Modern Development | Excellent Transport Links
 Secure Entrance | Communal Gym And Sauna |

Asking Price: £500,000

Hunters 110 Curtain Road, Shoreditch, London, EC2A 3AH | 020 7613 1798
 shoreditch@hunters.com | www.hunters.com

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DISCLAIMER
 These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate



Enfield Road, London, N1

A stunning 2 double bedroom apartment on the first floor of a modern development offering contemporary living with high spec fixtures and fittings. The property comprises of 2 double bedrooms and a spacious open plan lounge / kitchen. Further benefiting from a communal gym and sauna room,

The apartment is located moments away from Haggerston , Hoxton and Dalston Junction Stations giving great links into the city. Haggerston is fast becoming the place to be for young professionals working within the city of London and has many great restaurants, pubs and bars scattered along the famous Kingsland Road.

Tenure = Leasehold (113 years remaining)

Service charge = £2,265.00 pa

Ground rent - £250 pa

OPENING HOURS

Monday - Thursday 9am - 6:30pm

Friday 9am - 6pm

Saturday: 11am - 4pm

Sunday: Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

