



1

Bedroom



1

Bathroom





Addison Townsend are pleased to offer this spacious one bedroom flat located in a quiet residential development in Bush Hill Park. The property offers; one double bedroom, spacious reception room, fitted kitchen, three piece bathroom suite, parking, garage and communal gardens. Located under 0.4miles to Bush Hill Park Station, approximately 0.7miles to Enfield Town which provides a range of shops and restaurants while also being a short walk to local shops and bus routes. The property is offer Chain Free.

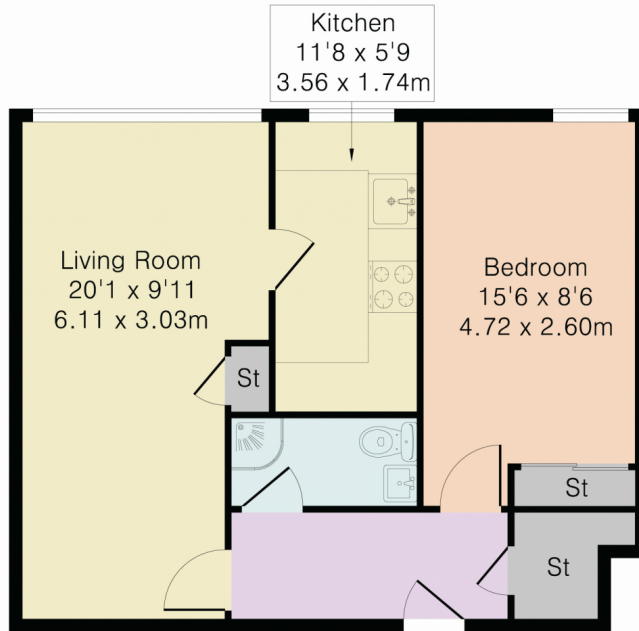
Service Charge charged quarterly - Nov 2023 - Jan 2024 £453

No Ground Rent

Term of Lease: 999 years from 31 March 1982



Approximate Gross Internal Area 491 sq ft – 46 sq m



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

Address: Winchester Close, EN1



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

