



### 1 bed flat to buy in EN2

52 Sydney Road, Enfield, EN2 6SZ

**£210,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Underground parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 1 Bedroom
- ✓ Large Private Terrace
- ✓ Allocated Parking Available
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Air Source Heat Pump

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This well-presented 1 -bedroom apartment features a spacious private roof terrace and is ideally located just moments from Enfield Town Shopping Centre and excellent transport links. The accommodation comprises a bright open-plan kitchen and reception room with dual-aspect double-glazed doors opening onto the terrace, a modern three-piece bathroom with shower, a fully fitted kitchen, a generous double bedroom with built-in wardrobes, and a separate utility cupboard.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 101

Annual Ground Rent Amount: £225.00

Annual Service Charge Amount: £1,900.00

Price: Starting Bid £210,000

Property Type: Flat

Parking: Underground

Year built: 2000

Construction materials: Insulated concrete framework

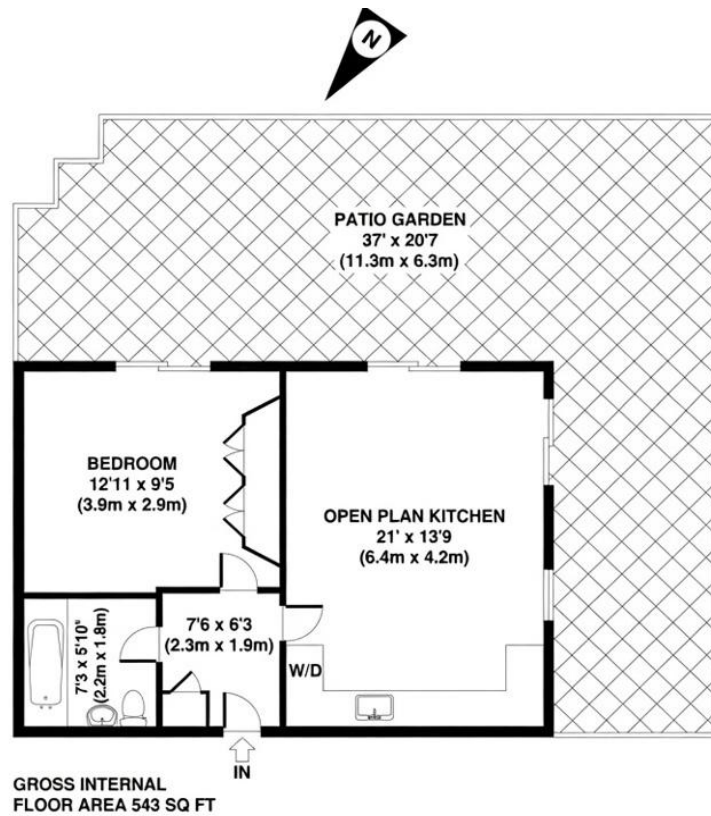
Adaptions for accessibility: Yes

Adaptations: Lift access

Heating: Air Source Heat Pump

Water meter: No

Air conditioning: Yes



APPROX. GROSS INTERNAL FLOOR AREA 543 SQ FT / 50 SQ M  
 Floorplans are for identification and guideline purposes only, not to scale.  
 Compliant with RICS code of measuring practice.  
 Floorplans supplied by [www.draftingfloorplan.com](http://www.draftingfloorplan.com)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>	64		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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 london@pattinson.co.uk, www.pattinson.co.uk**

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