



AUSTIN SAMUELS POWERED BY exp™ UK

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Webley Court, Sten Close, Enfield EN3

£165,000

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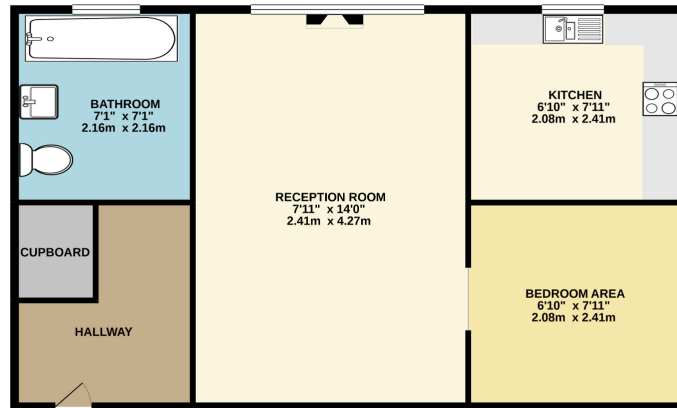
- Studio Flat
- Close to Enfield Lock Rail Station
- Allocated Parking
- Close to Shops & Amenities
- Good Storage/Access to Loft
- Communal Gardens
- Close to Open Spaces
- Chain Free
- Ref: AS0090

A well presented top (3rd) floor studio apartment situated in the popular Enfield Island Village. The apartment offers a fitted kitchen and bathroom, a good size separate sleeping area, light reception and hallway with good storage/access to loft. It benefits from having wood flooring, electric heating, an allocated parking space, communal garden and is chain free.

The property is ten minutes' walk from Enfield Lock British rail station (25 mins to Liverpool Street), in close proximity of the M25 and North Circular, and conveniently situated for local amenities (dry cleaners, Tesco Metro, gym, chemist, doctor's surgery and children's playground) as well as the open spaces of Gunpowder park and the River Lea.



THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and other items are approximate and the floorplan is shown for general reference only. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The structure, systems and appliances shown here are not guaranteed as to their operability or efficiency until they are installed and tested.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		