

# Hale House, Grove Road West, Enfield, EN3

£170,000



## Full Description

Situated in a popular residential area of Enfield, this well presented, chain free, first-floor studio flat, offers comfortable living with convenient access to local amenities and transport links. The accommodation comprises a spacious living / bedroom, a separate fitted kitchen and bathroom. The property benefits from gas fired central heating, double glazing and allocated off-street parking. Ideal for first-time buyers or investors. The property requires modernisation and is within easy reach of local shops, schools etc. Approx. area, 357ft<sup>2</sup>.(33.1m<sup>2</sup>) **Accommodation**

**Comprises:** (See floorplan for dimensions) Entrance hall with storage cupboard. Spacious living room / bedroom. Separate fitted kitchen.

Bathroom. **Key Features:** Gas fired central heating. Double glazing.

Barrier controlled, allocated off-street parking. Well-maintained communal areas. Convenient residential location. Ideal for first-time buyers or investors. Chain Free. **Important Information**

Tenure: Leasehold (125 years from 24th June 1988) Service Charge: £1,345.14 pa Ground Rent: £120 pa (increasing by £60 every 25 years) Energy Performance Rating: EPC Rating – C 75 Council Tax: London Borough of Enfield – Band B (£1,683.13 for 2025/2026) **Further Information**

Flooded in the last 5 years? No. Property listed? No. Within a conservation area? No. Any public rights of way across the property? No. Utilities / Services Electric Supply: Utilita Gas Supply: British Gas Water Supply: Thames Water

Sewage: Thames Water Heating sources: Gas fired boiler Broadband  
Type: Copper Broadband and Fibre to Cabinet broadband available.

## Contact Us

**Williamson Dace Brown**

22 Cannon Hill, London

N14 6BY

T: 0208 886 4407

E: [alex@wdbproperty.co.uk](mailto:alex@wdbproperty.co.uk)

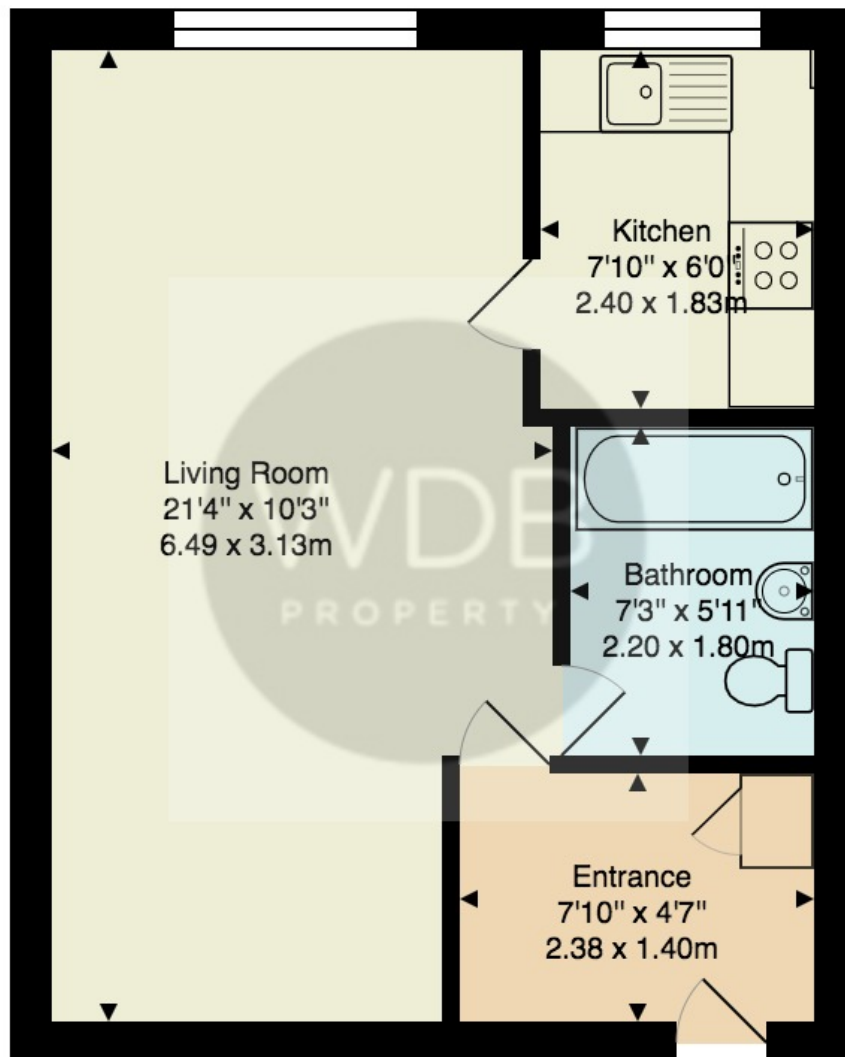








## 5 Hale House, EN3



First Floor

**Approx. Gross Internal Area: 357 ft<sup>2</sup> ... 33.1 m<sup>2</sup>**

All measurements and areas are approximate only.  
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.