

# NOVUS Residential

SALES  
LETTINGS  
MANAGEMENT

CULLODEN ROAD, ROAD, ENFIELD, EN2



A well proportioned three bedroom apartment located upon the first floor of this small purpose built development situated upon Culloden Road, just off of Enfield's Ridgeway. The accommodation, which extends to approximately 850 sq ft, comprises entrance hall with several inbuilt cupboards and doors to: large south facing reception room with Juliet balcony, separate (fully applianced) kitchen, principal bedroom, double bedroom with built in wardrobe, further bedroom/study with integrated store cupboard and large family bathroom suite. The property is presented in good condition and benefits from UPVC double glazing throughout. Block benefits include a large south facing communal garden, off street parking and individual basement store cupboards.

Culloden Road is well located for the many shopping and leisure amenities of Enfield Town and is convenient for both Gordon Hill and Enfield Chase Station's (Overground), which provide regular commuter services to London's Moorgate and Kings Cross Station's. The property is excellently located for those wanting to connect with London's orbital motorway the M25 (Junction M24). The property also benefits from being in the catchment area of several local schools. Enfield Golf Course and Trent Country Park (with its 800 acres of publicly accessible countryside) are also close by.

**£395,000 (STC)**

**SHARE OF FREEHOLD**

**CHAIN FREE**

0208 350 8936

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Council Tax -        **D        £1,842.00 (Enfield)**

Tenure:                **Share of Freehold**

Ground Rent:        **Peppercorn**

Service Charge:     **£2,076 Per Annum**

- These particulars are offered on the understanding that all negotiations are conducted through this company.
- These details and photographs have been prepared for "Novus Residential" in good faith and as a general guide, not a statement of fact.
- Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.
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- We have not tested any services, systems and appliances mentioned and we cannot verify that they are in working order.
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# Culloden Road, EN2

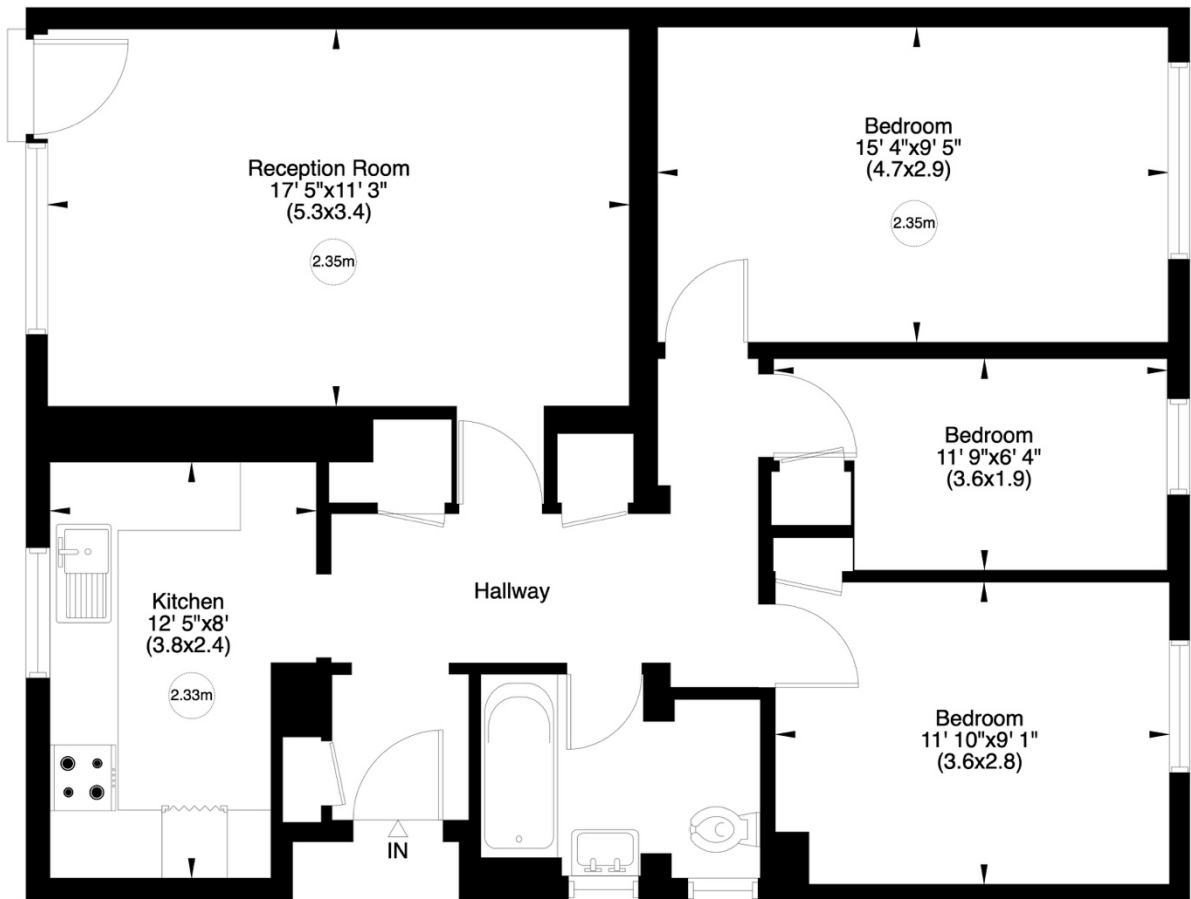
Gross internal area (approx.)

79 Sq m (846 Sq ft)

For identification only, Not to Scale



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## First 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).