

HALIFAX ROAD

Enfield EN2 0PJ



PURPOSE BUILT TOP FLOOR APARTMENT

ONE DOUBLE BEDROOM

SPACIOUS LOUNGE

GATED COMMUNAL PARKING

CHAIN FREE

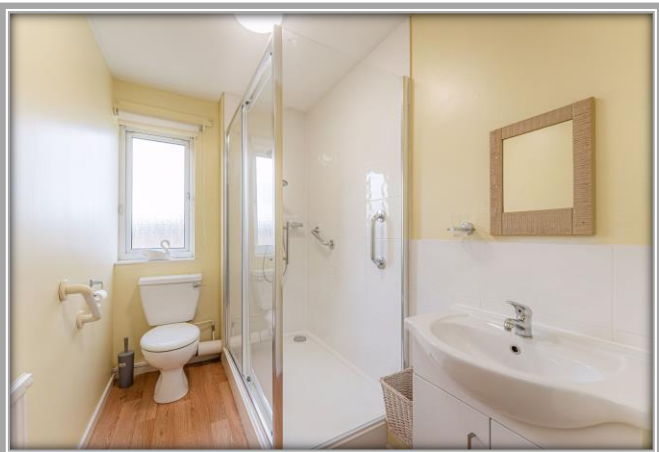
WALKING DISTANCE GORDON HILL & ENFIELD CHASE STATIONS

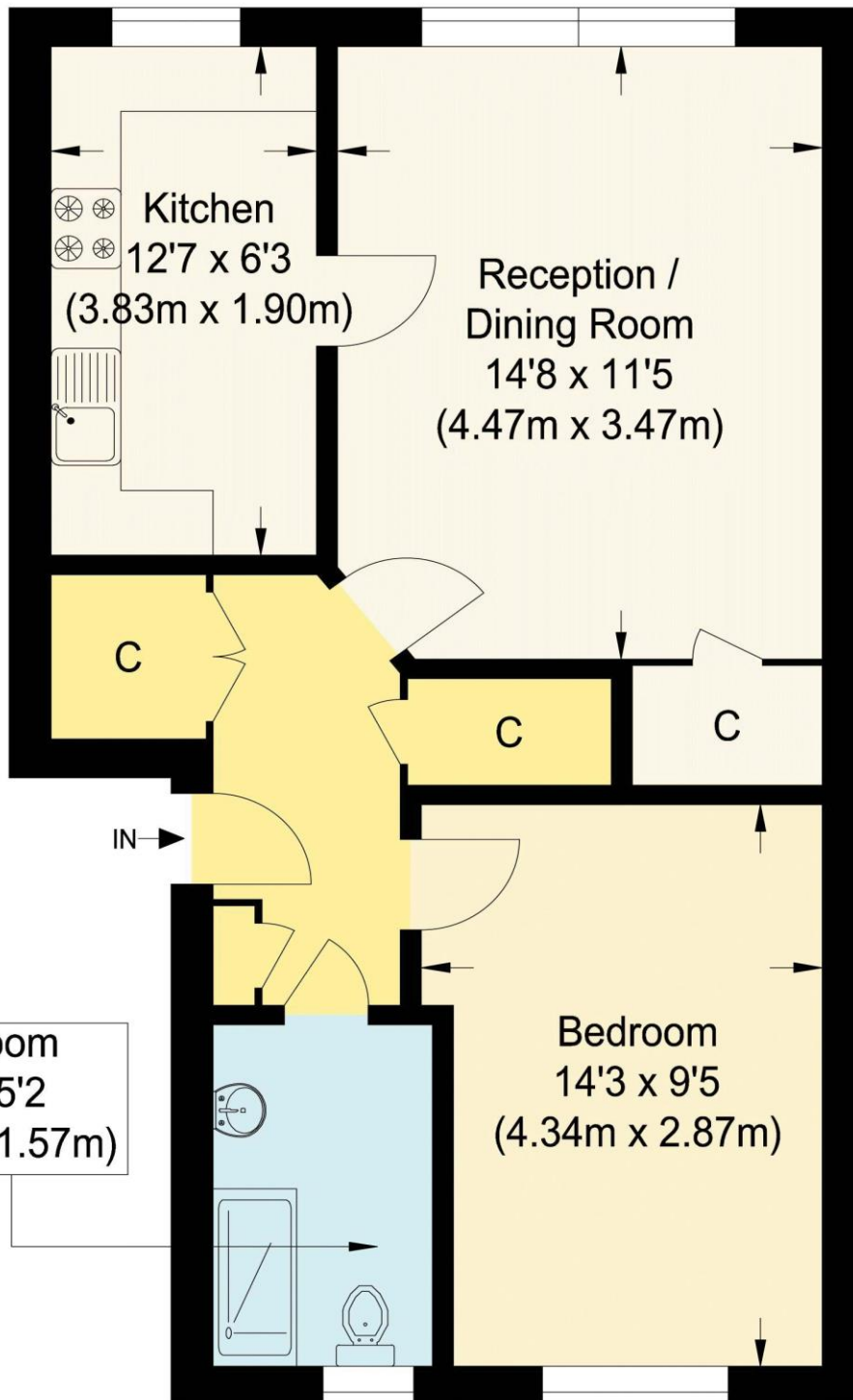
IDEAL FIRST TIME PURCHASE

£260,000

Leasehold

James Hayward is delighted to offer this top floor purpose built flat which comprises of one double bedroom, spacious lounge, fitted bathroom and kitchen. The property would make an ideal first time purchase with easy access to Enfield Chase, Gordon Hill stations, local shops, restaurants and local amenities. The property is also being sold with the added benefit of gated communal parking and is offered Chain Free. Council Tax Band: C





Bathroom
8'8 x 5'2
(2.64m x 1.57m)

Second Floor



Halifax Road



Approximate Gross Internal Floor Area : 50.70 sq m / 545.73 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

98 Halifax Road ENFIELD EN2 0PJ	Energy rating D	Valid until: 5 June 2033
		Certificate number: 5637-1326-3200-0515-7202

Property type	Top-floor flat
Total floor area	47 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor

Viewing: Strictly by appointment via owner's Agent

James Hayward on 020 8367 4000

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000