

# LUCINDA COURT

Enfield EN1 2DE



**SECOND FLOOR PURPOSE BUILT FLAT**

**TWO GOOD SIZE BEDROOMS**

**BRIGHT & SPACIOUS LOUNGE-DINING ROOM**

**MODERN FITTED KITCHEN**

**THREE PIECE BATHROOM SUITE**

**GARAGE EN-BLOC**

**LONG LEASE**

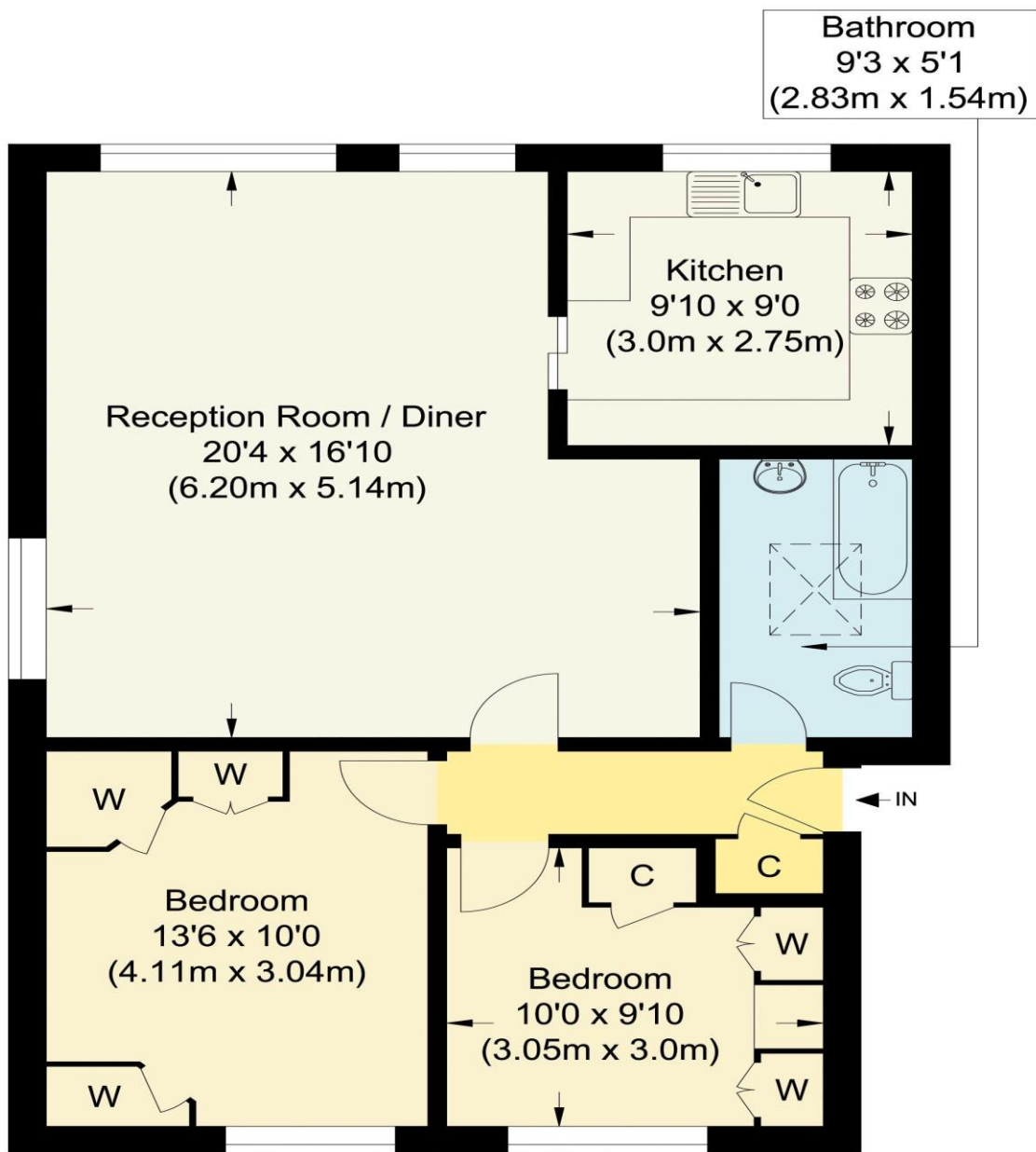
**WALKING DISTANCE FROM ENFIELD TOWN & MAIN LINE STATIONS**

**£350,000**

**Leasehold**

James Hayward have pleasure in offering a beautifully maintained, bright & spacious, two bedroom, second floor purpose built flat with communal gardens and garage en-bloc. The property is ideally situated walking distance from Enfield Town Centre and main line station; Bush Hill Park station and bus routes are also within easy reach. The surrounding areas offer many amenities including green spaces, Sports club, local shops and even a Montessori Nursery. Council Tax Band: D





## Lucinda Court, EN1

Approximate Gross Internal Floor Area : 69.10 sq m / 743.78 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

5 Lucinda Court Lincoln Road ENFIELD EN1 2DE	Energy rating <b>C</b>	Valid until: 4 February 2034
		Certificate number: 2400-8523-0322-0309-3243

Property type	Top-floor flat
Total floor area	67 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 energy rating is C. 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	75 C	79 C
55-68	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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2400-8523-0322-0309-3243>

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**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