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3 James Lee Square, Enfield, EN3 6GR

Offers In Excess Of £250,000

THIS TWO BEDROOM FIRST FLOOR CONVERTED GRADE II (2) LISTED APARTMENT, Featuring ENTRY TELEPHONE, SASH WINDOWS & VIEWS OVER THE CANAL STREAM. Also being Ideally Situated to Local Amenities, Fitness Centre & Ideally Located to the POPULAR LEE VALLEY REGIONAL PARK & RIVER LEE with its PATHS & CYCLE ROUTES going through Into LONDON & HERTFORDSHIRE. VIEWING RECOMMENDED..!

In Our Opinion The Property is An IDEAL PURCHASE FOR FIRST TIME BUYERS or PROPERTY INVESTMENT. Currently Subject To LHA (London Housing Allowance) are Achieving In The Region of £1,500 - £1,600 (Subject To Market Achieving). Benefiting from Local BUS ROUTES & ENFIELD LOCK RAIL STATION LEADING To TOTTENHAM HALE (Tube Connections) & Into LONDON LIVERPOOL STREET STATION.



Door to

Hallway

Lounge
16'9 x 9'5 (5.11m x 2.87m)

Kitchen
9'3 x 5'10 (2.82m x 1.78m)

Bedroom
12'5 x 8'10 (3.78m x 2.69m)

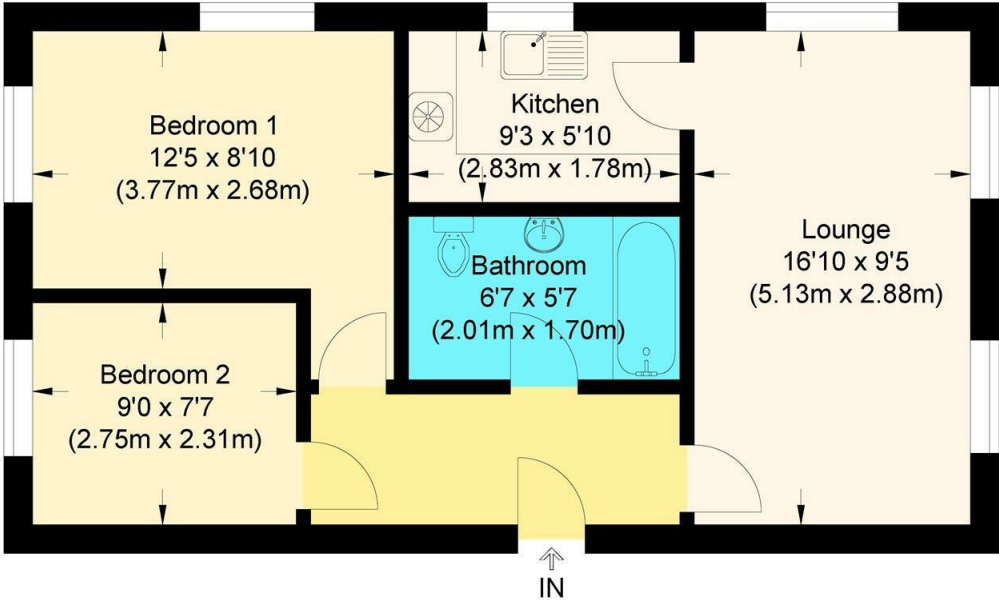
Bedroom
9'0 x 7'7 (2.74m x 2.31m)

Bathroom

Front
Communal Parking

Reference
CH6553/PL/15/05/2025 - Enfield Estate Agent

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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Approximate Gross Internal Floor Area : 50.3 sq m / 541.42 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

