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71 Derby Road, Enfield, EN3 4AJ

£270,000

Lanes are pleased to offer this first floor two bedroom maisonette in need of some modernisation. The property benefits from gas central heating, own rear garden, own entrance and is within easy reach of shops, bus routes and rail links. Call now to view!

Extended lease on completion



Door to

Stairs Leading To First Floor Landing

Hallway

Lounge

15'6" x 12'11" (4.72m x 3.94m)

Kitchen

9'5" x 7'4" (2.87m x 2.24m)

Bedroom One

12'11" x 9'11" (3.94m x 3.02m)

Bedroom Two

9'7" x 9'6" (2.92m x 2.90m)

Bathroom

7'4" x 6'1" (2.24m x 1.85m)

Rear Garden

Reference

ET5343/AX/PI /AX/110626

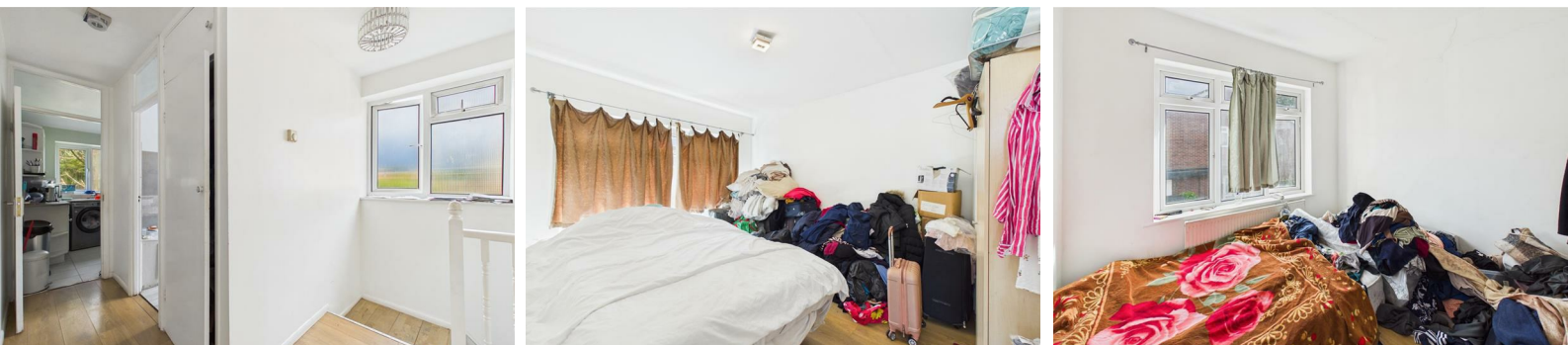
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



**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.



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