

## 1 Bed Flat In Bradley Court Bradley Road, Enfield, EN3 6LT

£215,000





## SHORT DESCRIPTION

Property Ref: 17469 Ideal for first time buyers or investors, this one bedroom leasehold flat is situated in the popular Enfield Lock area, close to local amenities and excellent transport links. The property comprises a reception room, separate bedroom and bathroom. Enfield Lock Station is nearby, providing direct services to London Liverpool Street in as little as 25 minutes. The property is in a gated development, with an allocated parking space. A convenient home for commuters, with straightforward access to local shops, bus routes and the wider Enfield area. Property Type: Flat Full selling price: £215000.00 Pricing Options: Offers in excess of Tenure: Leasehold Remaining lease (In Year): 154 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1200.00 Council tax band: B EPC rating: C Measurement: 345 sq.ft. Outside Space: Communal Garden, Front Garden, Rear Garden, Shared Garden Parking: Allocated Heating Type: Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

1

Bed Room(s)

1

Bath Room(s)

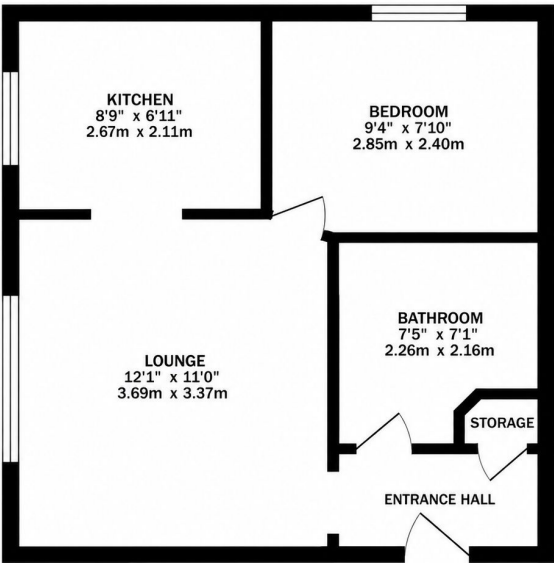
1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

FIRST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 345 sq.ft. (32.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

|                  |                  |
|------------------|------------------|
| Property type    | Top-floor flat   |
| Total floor area | 31 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](#).

## 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             | 72 C    | 80 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

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