



TOTAL APPROX. FLOOR AREA 736 SQ.FT. (68.3 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Council: Welwyn Hatfield | Council Tax Band: C | Floor Area: 753.00 sq ft

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		77	81
	EU Directive 2002/91/EC		



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 the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



Lambs Close, Cuffley, EN6 4HB  
 Asking Price £319,950 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 504 2222**

Email: **buckhursthill@wearechurchills.co.uk**



Churchill Estates are delighted to present this beautifully presented two double bedroom second floor apartment, ideally positioned just moments from local shopping amenities, green spaces and Cuffley Station, providing excellent links into Finsbury Park and Moorgate.

Offering approximately 127 years remaining on the lease, the property has been maintained to a high standard throughout and features an impressive 21ft dual-aspect living/dining room, flooding the space with natural light. There is a modern fitted kitchen, a recently installed contemporary bathroom suite, a spacious entrance hallway with double storage cupboard, and two generously proportioned double bedrooms, both benefitting from built-in wardrobes and attractive views over the well-maintained communal gardens.

Further benefits include gas central heating, double glazing throughout, well-kept communal areas with lift access to all floors, beautifully maintained communal gardens, and residents' permit parking.

An excellent opportunity for first-time buyers, downsizers or investors alike.

Early viewing is highly recommended.

Disclosure of Interest: In accordance with the Estate Agents Act 1979, we hereby declare that the seller of this property is a connected person to an employee/director of Churchill Estates.

