



**ABSOLUTE**  
PROPERTY

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**31 Tempsford Close, Enfield**  
**EN2 7EP**

**£185,000**

Absolute Property are delighted to offer this bright and spacious second-floor studio apartment presents an excellent opportunity for first-time buyers, commuters or investors alike. Ideally positioned in the sought-after Enfield Chase area.

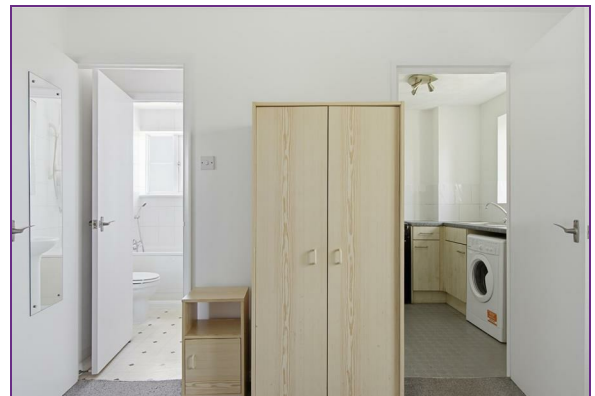
The accommodation comprises a generously proportioned living/sleeping area, offering ample space for both lounge and bedroom furniture, with a large window allowing plenty of natural light. A separate fitted kitchen provides practical workspace and storage, while the bathroom features a full-sized bath with overhead shower, wash basin and WC.

Located just a short walk from Enfield Chase Station, the apartment is ideally placed for commuters with direct rail services into Central London. Enfield Town's excellent selection of shops, cafés, restaurants and everyday amenities are also within easy reach, along with nearby green spaces and excellent transport links.

Call now to arrange a viewing or to request more information.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
21-23 (A)	27-39 (A)	101-110 (A)	81-100 (A)
14-20 (B)	23-26 (B)	111-120 (B)	101-110 (B)
9-13 (C)	19-22 (C)	121-130 (C)	111-120 (C)
4-8 (D)	15-18 (D)	131-140 (D)	121-130 (D)
1-3 (E)	11-14 (E)	141-150 (E)	131-140 (E)
0 (F)	1-10 (F)	151-160 (F)	141-150 (F)
0 (G)	0-10 (G)	161-170 (G)	151-160 (G)

For energy efficiency: higher rating, lower costs  
 For environmental impact: higher rating, lower CO<sub>2</sub> emissions

England & Wales EPC Director 2020/01/01  
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