

## LONDON ROAD, EN2 6HW



**£350,000 Leasehold - Share of Freehold**

- CHAIN FREE
- 2 BEDROOMS
- COMMUNAL GARDENS
- SHOPS AND STATION WITHIN EASY REACH
- OPEN PLAN LOUNGE/KITCHEN
- FAMILY BATHROOM
- GARAGE

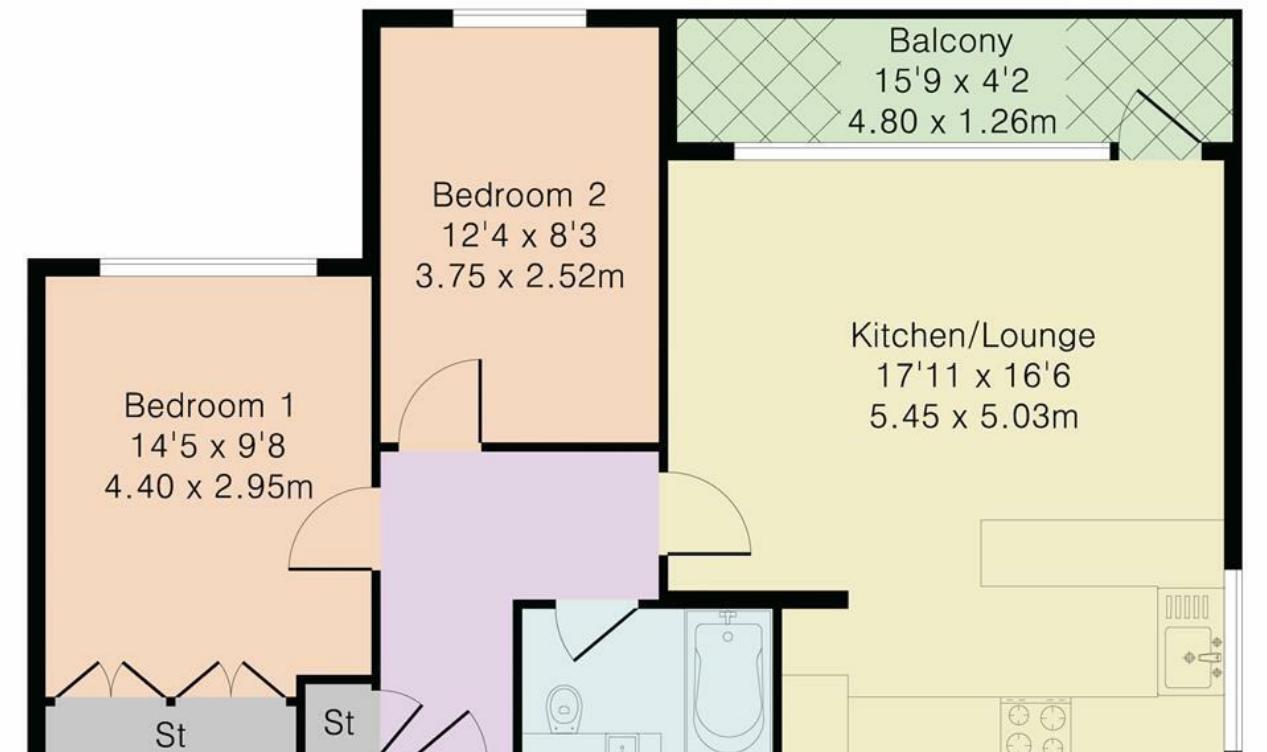
## Property Details

We have pleasure in offering for sale in the sought-after Dashwood House on London Road, Enfield, this impressive two-bedroom second-floor apartment combines comfortable modern living with a highly convenient location. The heart of the home is the bright open-plan lounge/kitchen, providing ample space to relax and entertain, with direct access to your own private balcony. Both bedrooms are well-proportioned, while the contemporary bathroom caters to all your needs.

A key bonus is the garage, offering secure parking or valuable storage space. With a long lease, this property is an ideal opportunity for first-time buyers and investors alike. Located just moments from a variety of local shops and well-connected transport links, you'll enjoy easy access to Enfield Town Centre, as well as quick routes into central London. Experience the perfect blend of convenience and comfort in this delightful Enfield apartment.



**Approximate Gross Internal Area 624 sq ft - 58 sq m**



Second Floor



Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



MORTEMORE MACKAY

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		

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