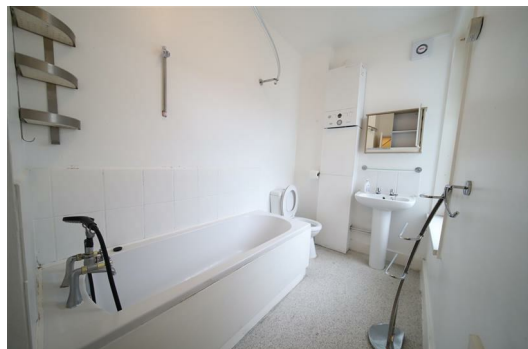




**Derby Road, Enfield, EN3 4AN**  
**£325,000**

Unique Estates are pleased to offer this share of freehold 2 bedroom ground floor maisonette for sale, the property benefits from gas central heating, double glazed windows, a fitted kitchen with a matching range of wall and base units, a 3 piece bathroom suite, 2 double bedrooms and its own rear garden. The side access and rear garden is sole use belonging to this ground floor flat and it also owns the front garden. No service charges, no ground rent and is CHAIN FREE!



**11 Onslow Parade, Hampden Square, Southgate, N14 5JN Telephone: 0208 804 5050**

Email: [info@uniqueestates.co.uk](mailto:info@uniqueestates.co.uk) Web: [www.uniqueestates.co.uk](http://www.uniqueestates.co.uk)

Unique Estates Property Services Limited is a company registered in England 06392784 established in 2007, registered office 122 St Pancras Way, London, NW1 9NB.  
 Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO

Information

Ground floor property, owns the front, side and rear gardens, share of freehold, no service charges, no ground rent and is offered chain free

Reception room

Double glazed bay window to front aspect, laminate floor, radiator

Kitchen

A fitted kitchen with a matching range of wall and base units, door to side garden with window above, combi boiler

Bathroom

A 3 piece family bathroom suite, frosted double glazed window to rear aspect

Bedroom 1

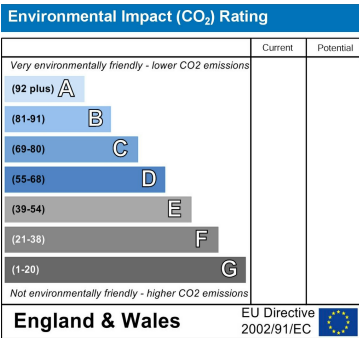
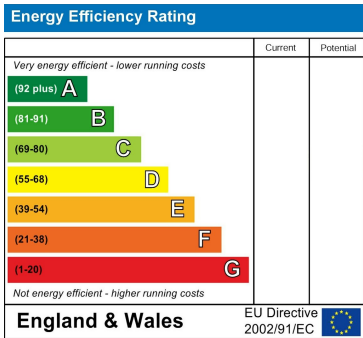
Double bedroom, laminate floor, double glazed windows to rear aspect

Bedroom 2

Laminate flooring, double glazed window to side aspect

Rear Garden

Enclosed fenced off rear garden, patio area and front garden. Side access via side gate.



The property Misdescriptions Act 1991  
Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.