

## Lawson Road, Enfield, EN3 5XL

Unique Estates are pleased to offer this 3 bedroom ground and first floor maisonette for sale in Enfield, the property will benefit from a brand new lease of 175 years and is offered on a chain free basis. This desirable ground and first floor benefits from its own rear garden, outside storage space, a spacious reception room, fitted kitchen, downstairs WC, ample storage throughout both the ground and first floor, 3 double bedrooms, upstairs 3 piece family bathroom, gas central heating, double glazed windows and is located close to sought after schools and transport links. CHAIN FREE!

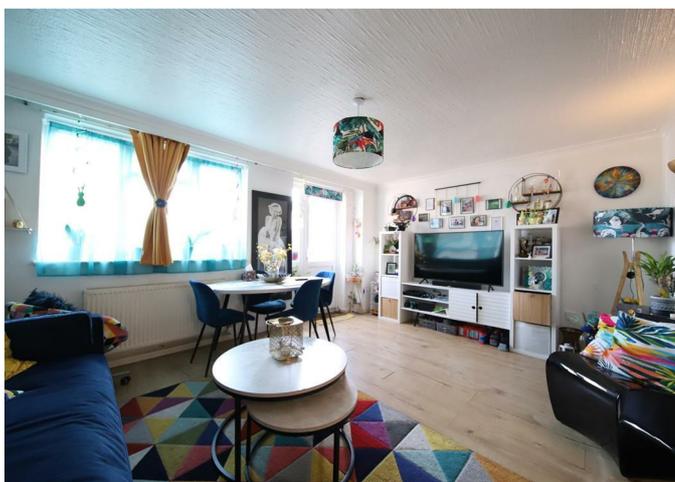
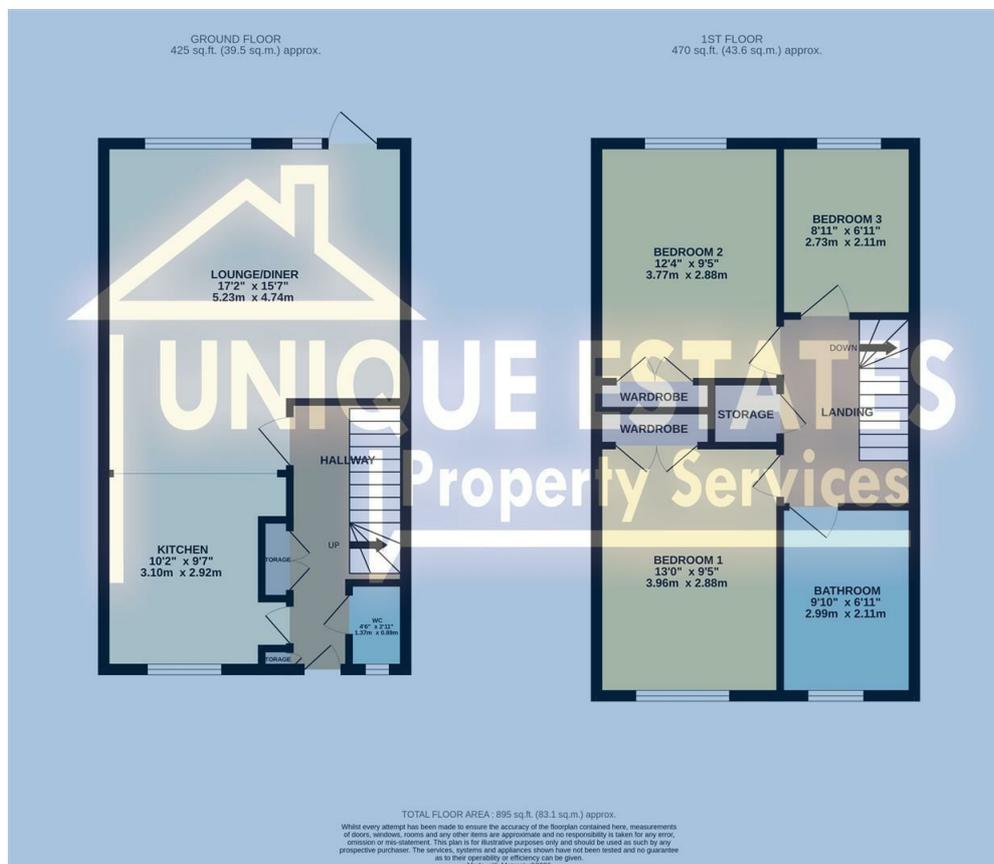


**£325,000 Leasehold**

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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



- NEW LEASE - 175 YEARS
- 3 BEDROOMS
- GROUND AND FIRST FLOOR MAISONNETTE
- OWN PRIVATE REAR GARDEN
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- DOWNSTAIRS WC + UPSTAIRS BATHROOM
- AMPLE STORAGE
- CLOSE TO TRANSPORT LINKS & SHOPS
- CHAIN FREE



The property Misdescriptions Act 1991

Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note 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.