



78 Fotheringham Road, Enfield, EN1 1QG

£347,500



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Nestled on Fotheringham Road in the charming area of Enfield, this delightful one-bedroom ground floor conversion offers a perfect blend of comfort and convenience.

One of the standout features of this flat is its own private rear garden, a rare find in urban living. This outdoor space is ideal for enjoying a morning coffee or hosting friends during the warmer months.

The property boasts a lease with over 100 years remaining, ensuring peace of mind for future homeowners. Additionally, its location is a significant advantage, as it is situated in close proximity to Enfield Town's shopping facilities and excellent transport links. This makes commuting and accessing local amenities both easy and convenient.

Whether you are a first-time buyer or looking to invest, this flat presents an excellent opportunity to own a charming home in a vibrant community. Do not miss the chance to make this lovely property your own.



**Hallway**

**Lounge** 12'8" (max) x 11'6" (3.86m (max) x 3.51m)

**Kitchen** 13'1" x 11'5" (max) (3.99m x 3.48m (max))

**Bedroom** 10'9" x 9'3" (3.28m x 2.82m)

**Bathroom**

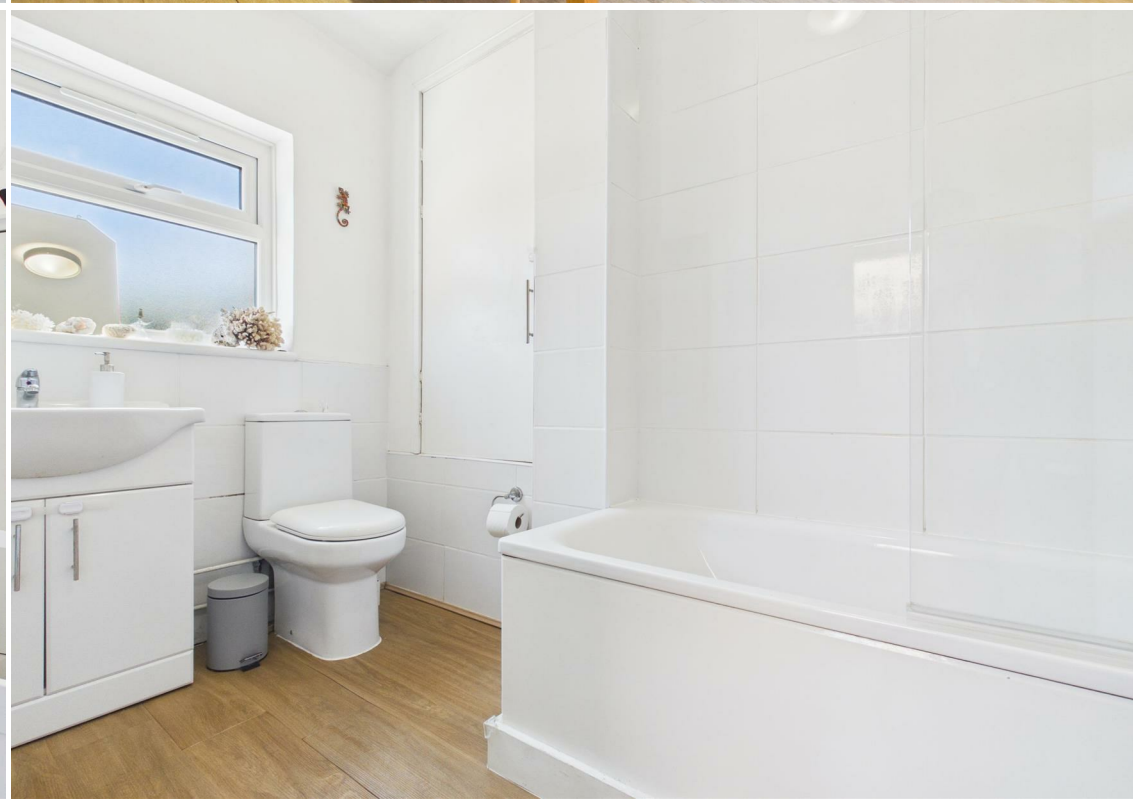
**Front Garden**

**Rear Garden**

South Easterly Facing

**Lanes Estate Agents Enfield Reference Number**

ET5331/AX/AX/AX/230426





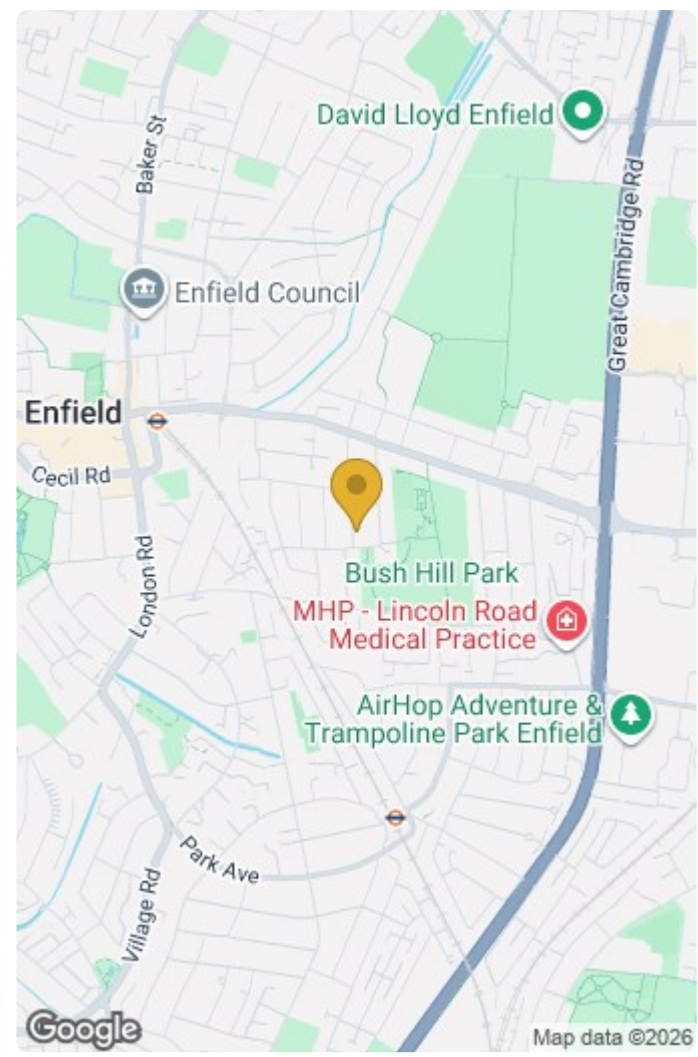


Approximate total area<sup>m</sup>  
 44.5 m<sup>2</sup>  
 479 ft<sup>2</sup>

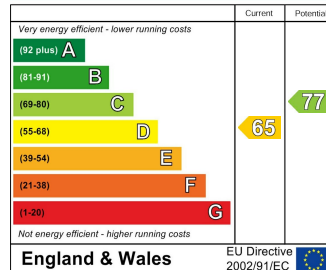
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

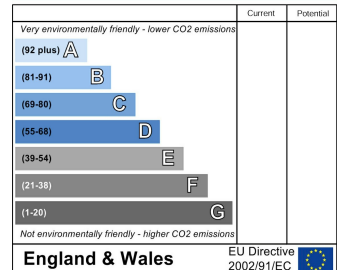
GIRAFFE360



**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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