



321 High Street, Enfield, EN3 4DJ  
£265,000

Lanes  
ESTATE AGENTS

# 321 High Street, Enfield, EN3 4DJ

Lanes Enfield are pleased to welcome to the market, this charming one-bedroom ground floor conversion offering a delightful blend of comfort and convenience. The property features a well-proportioned reception room, perfect for relaxation or entertaining guests. The bedroom provides a peaceful retreat, while the shower room is designed for both functionality and style.

One of the standout features of this apartment is its own private rear garden, an ideal space for enjoying the outdoors. Additionally, the property benefits from parking for one vehicle at the rear, ensuring that you have a secure and convenient place for your car.

Location is key, and this apartment is within walking distance to Southbury Train Station, making it an excellent choice for commuters. With easy access to local amenities, shops, and transport links, this property is perfectly situated for modern living.

This one-bedroom ground floor conversion is an excellent opportunity for first-time buyers, couples, or those looking to downsize. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely apartment your new home.



**Lounge** 13'2" x 12'3" (4.01m x 3.73m)

**Inner Hallway**

**Kitchen** 8'9" x 8'9" (2.67m x 2.67m)

**Bedroom** 11'3" x 10'4" (3.43m x 3.15m)

**Shower Room** 8'7" x 6'2" (2.62m x 1.88m)

**Exterior - Front**

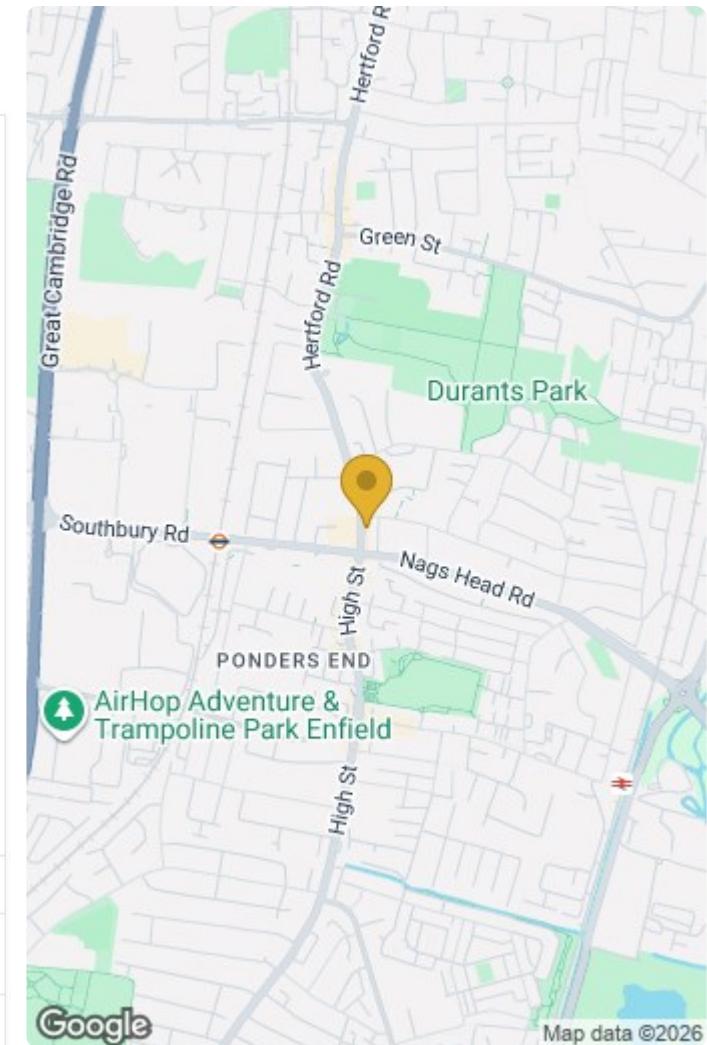
**Exterior - Rear**

**Lanes Estate Agents Enfield Reference Number**

ET5279/AX/AX/AX/210825







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	69	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not energy efficient - higher running costs</small>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### 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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