

**London Road, Enfield, EN2 6EG**



**£1,600 Per Month**

One Bedroom Period Conversion to let, Available Now.

The apartment features a bright and spacious living area with bay sash windows, a modern kitchen with appliances, generous double bedroom and three piece bathroom suite. The property has storage, secure entry and an attractive residential setting. Internally, the property boasts high ceilings throughout while retaining an abundance of period charm and character features.

The property comes furnished as shown. Residents permits would be required which can be arranged via Enfield Council.

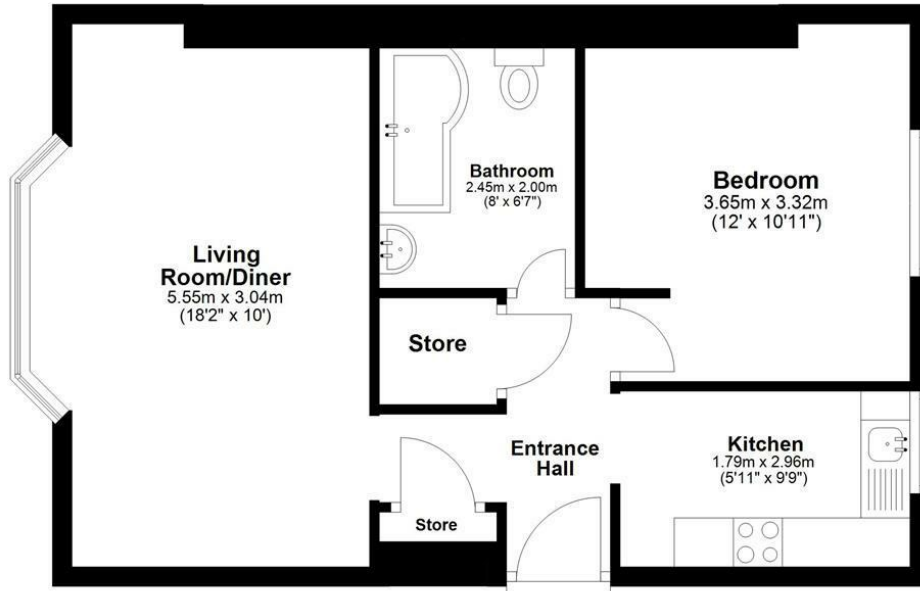
Perfectly suited to commuters, the property is within easy walking distance of Enfield Town Station, offering direct access into London Liverpool Street, along with well-served local bus routes. The location is further enhanced by excellent road connections, with the A10, M25 and A406 all easily accessible. Ideally positioned just a short walk from Enfield Town Centre. Set within a vibrant and highly sought-after location, the property benefits from an excellent selection of cafés, restaurants and high street.





## First Floor

Approx. 46.0 sq. metres (494.8 sq. feet)



Total area: approx. 46.0 sq. metres (494.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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## Jonathan Court

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74	82

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



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