

Severn Drive, Enfield, EN1 4LY



Offers In The Region Of £299,950

****NEW LEASE ON COMPLETION**** Kings Group – Enfield Town are delighted to offer this chain-free two double bedroom first floor flat, located on the ever-popular Severn Drive, EN1. Ideal for first-time buyers or investors alike, this well-presented property comes with the added benefit of a new 174 year lease upon completion, providing long term security and peace of mind.

Situated in a prime location, the flat offers convenient access to the A10, M25, and A406, ensuring excellent connectivity to surrounding areas. It also falls within the catchment area of several highly regarded schools, including Worcesters Primary School, St Ignatius College, and Forty Hill CofE Primary School, making it an attractive option for families.

Internally, the accommodation comprises a spacious reception room, a fitted kitchen, two generously sized double bedrooms, and a three-piece bathroom suite. Additional benefits include gas central heating, double glazing throughout, and ample storage space.



FIRST FLOOR FLOOR 66.0 sq.m. (710 sq.ft.) approx.



TOTAL FLOOR AREA : 66.0 sq.m. (710 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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