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23 Silver Street  
Enfield Town EN1 3EF  
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## Kimberley Gardens, Enfield, EN1 3SW



**£1,900 Per Month**

Modern Two Bedroom Ground Floor Maisonette with Private Courtyard Garden. Available Now.

Occupants will benefit from a spacious open plan kitchen/lounge with all appliances, two double bedrooms, well kept three piece bathroom suite aswell as an additional W/C. The courtyard is accessible via the hallway and 2nd bedroom.

Residents parking is available. Permits to be ordered via Enfield Council.

Ideally positioned in a prime location, the property is within walking distance of Enfield Town Centre, home to high street alongside a wide array of restaurants and cafés. Excellent transport links are close by, including local bus



| 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<br>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                                                        |                            |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                       |
| England & Wales                                                 | EU Directive<br>2002/91/EC |  |

