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**Pertemps**

WARHAMMER

Windmill Hill, EN2 7AF  
Enfield

**kings**  
GROUP







# Windmill Hill, EN2 7AF

This charming two-bedroom first-floor period conversion offers a fantastic opportunity for both first-time buyers and investors. Well-presented throughout, the property boasts a spacious living area, providing ample room for relaxation and entertaining. The modern fitted kitchen/diner is perfect for cooking and dining with a contemporary feel, while the three-piece shower room ensures comfort and convenience. Additional benefits include gas central heating and double glazing throughout, offering warmth and efficiency. The property comes with a long 151-year lease, is chain-free, and has no service charge, making it an ideal option for hassle-free living.

Situated in a sought-after location, this home is within close proximity to local shops, amenities, and the vibrant Enfield Town Centre. Transport links are excellent, with Enfield Chase Station just 0.1 miles away and local bus routes nearby for easy commuting. Families will also appreciate being within the catchment area of popular schools, including Chase Side Primary School.

This property presents an excellent opportunity for a first-time purchase or investment in a highly desirable area.

Council Tax Band: C  
Construction Type: Standard (Brick)  
Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

## Offers In The Region Of £290,000



- Chain Free
- 151 Year Lease
- Within Walking Distance of Local Shops and Amenities
- Double Glazed Throughout
- Ideal First Time Purchase or Investment Opportunity

- No Service Charge
- 0.1 Miles to Enfield Chase Station With Direct Access into the City
- Within Catchment Area of Sought After Schools Including Chase Side Primary School
- Gas Central Heating
- Sought After Location







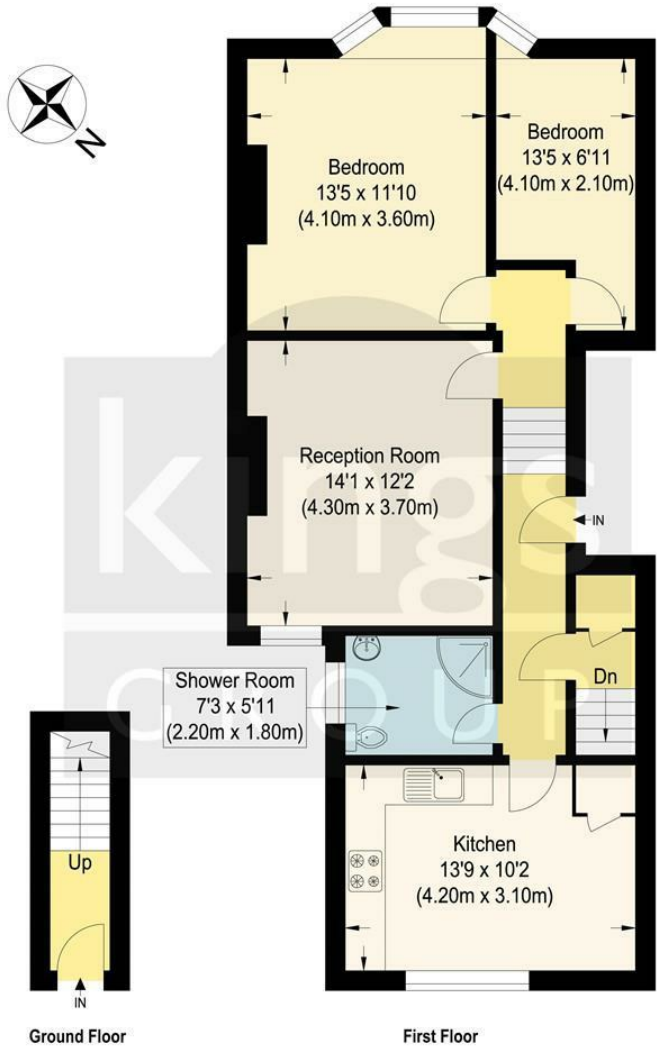








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(29-54) <b>E</b>			(29-54) <b>E</b>		
(21-28) <b>F</b>			(21-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



**Windmill Hill**

Approximate Gross Internal Floor Area : 70.0 sq m / 753.47 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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