



Wellington Road, EN1 2QS
Enfield





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Kings Group – Enfield Town are delighted to present this beautifully presented two bedroom second floor flat, located on the prestigious, tree-lined Wellington Road, one of the most sought after residential streets in Bush Hill Park. Offered chain free and boasting a long lease of 136 years, this turnkey property has been newly refurbished throughout and is ready for immediate occupation. The property benefits from a security entry phone system and allocated underground parking, providing both peace of mind and convenience.

The well appointed accommodation comprises two generously sized bedrooms, a modern fitted kitchen with ample worktop and storage space, a spacious and bright reception room, and a stylish three piece shower room. The flat is flooded with natural light throughout, enhancing its fresh, contemporary feel.

Perfectly located, the property is within easy reach of local shops and amenities, with Enfield Town Centre and Enfield Retail Parks just a short drive away. Excellent transport links are nearby, including Bush Hill Park Station offering direct access into the City, as well as local bus routes. Families will also appreciate being within the catchment area of several highly regarded schools, including The Raglan Schools, Bush Hill Park Primary School, and Galliard Primary School, the latter holding an Outstanding Ofsted rating.

This is a fantastic opportunity to acquire a beautifully finished home in a prime location – early viewing is highly recommended.

Offers In The Region Of £342,500



- Chain Free
- A Modern Fitted Kitchen with Ample Work Top Space and Units
- Newly Refurbished Throughout
- Positioned on a Highly Sought After Tree Lined Residential Road in Bush Hill Park
- Close Proximity to Transport Links Including Bush Hill Park Station Providing Direct Access into Liverpool Street Station
- A Beautifully Presented Two Bedroom Top Floor Flat
- Underground Allocated Parking
- Spacious Reception Room
- Within Catchment Area of Highly Regarded Schools Including The Raglan Schools, Galliard Primary School and Bush Hill Park Primary School
- Security Entry Phone System



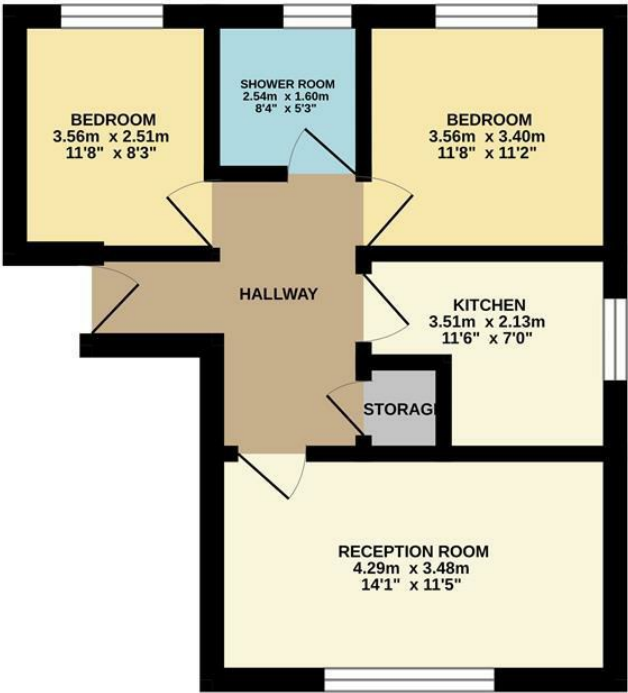


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



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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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.

25 Silver Street, Enfield Town, Middlesex,
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

