



Trinity Avenue, EN1 1HW  
Enfield





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# Trinity Avenue, EN1 1HW

Kings Group-Enfield Town are delighted to present this exceptional two double bedroom ground floor apartment, newly refurbished throughout to an impressive standard, offering a true turn key opportunity for discerning buyers seeking style, comfort, and convenience from the moment they move in.

Beautifully presented and naturally bright throughout, the property boasts a superbly proportioned reception room, providing elegant and versatile space for both dedicated living and dining areas, enhanced by an abundance of natural light. The fitted kitchen is thoughtfully designed, featuring ample worktop space, a range of storage units, and integrated appliances (untested), ideal for both everyday living and entertaining. The principal bedroom benefits from built in wardrobes and a stylish en-suite shower room, while the second double bedroom is equally well-proportioned. A three-piece bathroom suite serves the remainder of the property.

Additional benefits include a newly extended lease of 990 years upon completion, secure allocated parking within a gated residents' car park, a security entry phone system, gas central heating, and double glazed windows throughout.

Perfectly positioned just across the road from Bush Hill Park Station, the property offers direct access into Liverpool Street Station in approximately 30 minutes. Excellent road links via the A10, M25, and A406 provide easy access to surrounding areas and beyond.

The property is within walking distance of local conveniences including Sainsbury's Local, as well as a variety of cafés and is just a short drive from Enfield Retail Park and Enfield Town Centre, offering an extensive selection of shops, supermarkets, and dining options. Families will also benefit from being within the catchment area of highly regarded schools, including The Raglan Schools and Bush Hill Park Primary School.

£385,000



- Chain Free
- Newly Refurbished Throughout to an Exceptional Standard
- Dedicated Parking Space Within a Secure Gated Enclosure
- A Spacious, Well-Appointed Fitted Kitchen with Integrated Appliances (untested), Offering Extensive Work Surfaces and Plentiful cupboard space
- Security Entry Phone System, Double Glazed Windows Throughout & Gas Central Heating

- A Beautifully Presented Two Double Bedroom Ground Floor Flat
- Benefit of a Newly Extended 990 Year Lease to be Granted Upon Completion
- An Impressive and Elegantly Proportioned Reception Room with Clearly Defined Living and Dining spaces, Enhanced by Exceptional Natural Light
- An En-Suite Shower Room to the Master Bedroom and Three Piece Bathroom Suite
- Located Just Across the Road From Bush Hill Park Station, Offering Convenient Connections to Liverpool Street Station in Around 30 Minutes



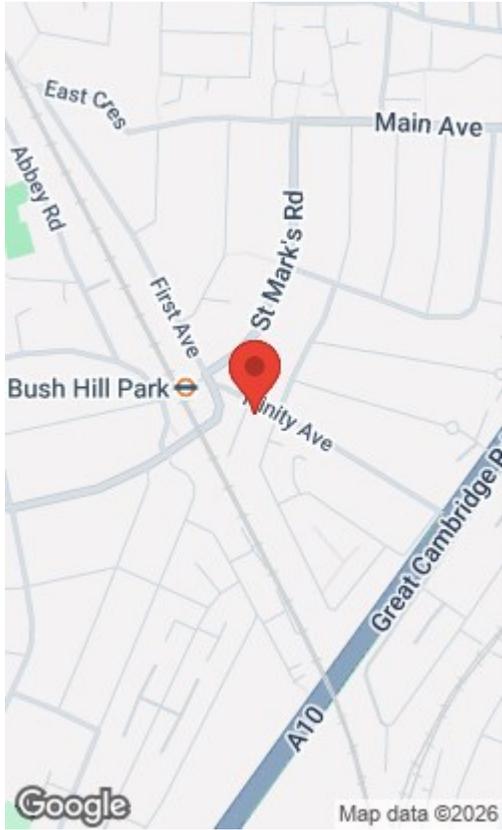




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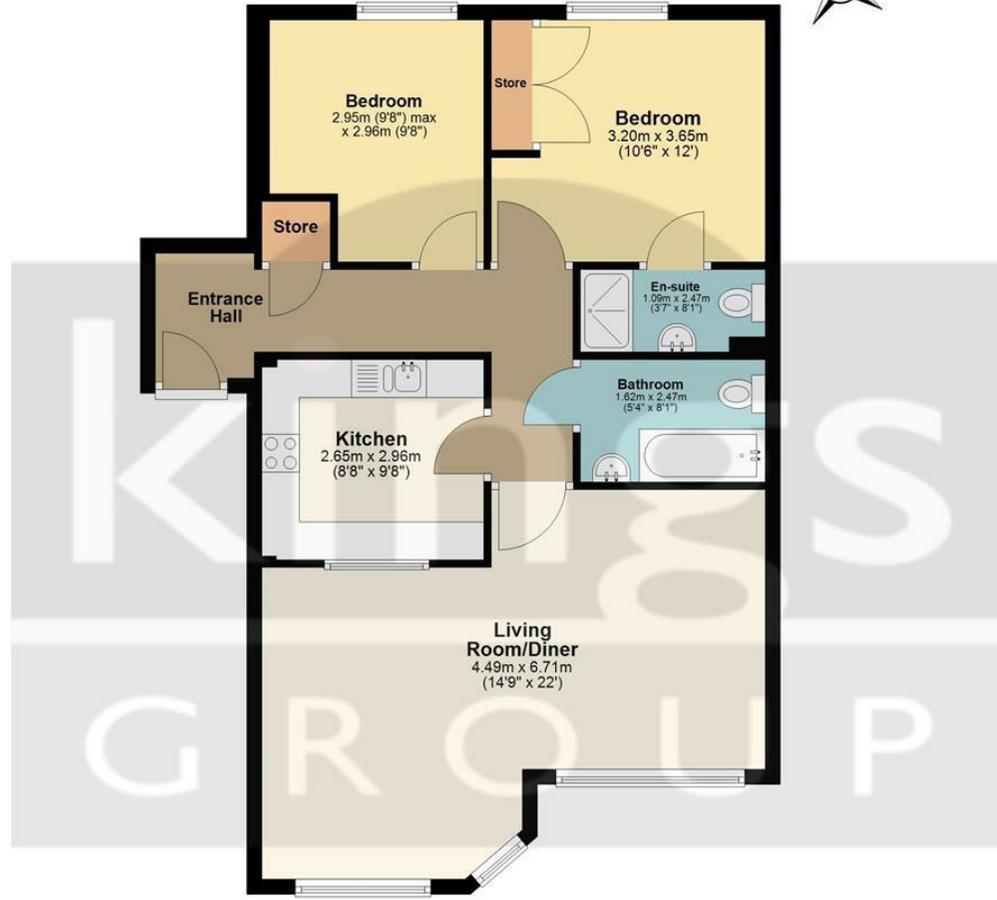


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



### Ground Floor

Approx. 73.4 sq. metres (789.7 sq. feet)



Total area: approx. 73.4 sq. metres (789.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp. □

### Pasters Court

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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