



Southbury Road, EN1 1PL
Enfield





King's
GROUP

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Kings Group - Enfield Town are pleased to offer this TWO BEDROOM GROUND FLOOR APARTMENT, located in a private gated development which is walking distance of Enfield Town Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line (underground) at Seven Sisters. Local shops and amenities including Enfield's Retail Parks are located nearby along with easy access to the A10 / M25 both of which offer good road links to the surrounding areas. The accommodation comprises lounge, fitted kitchen, two bedrooms, bathroom. The property further benefits from having communal gardens, allocated gated parking and bike shed. Internal viewing is recommended - call 0208 364 4118 to book an appointment.

Offers In Excess Of £325,000



- Two Bedroom Ground Floor Apartment
- Allocated Parking Space
- Walking Distance of Enfield Town Mainline Station & Shopping Centre
- 107 Years Remaining on the Lease
- Gated Development
- Well Presented Throughout
- 53 Square Metres of Living Space

Hallway

Two storage cupboard, double radiator, laminate flooring, smoke alarm & power points.

Bathroom 8'9" x 6'6 (2.67m x 1.98m)

Tiled splash back walls, double radiator, lino flooring, extractor fan, panel enclosed bath with shower, pedestal wash basin with mixer tap, low level W.C. & shaver point.

Living Room 17'2 x 10'10 (5.23m x 3.30m)

Double glazed windows at the front, two double radiators, laminate flooring, phone point, TV aerial point, power points, double glazed door leading to the garden.

Kitchen 11'8 x 5'11 (3.56m x 1.80m)

Lino flooring, wall unit with roll top, integrated cooker, electric oven with electric hobs, integrated chimney style extractor hood, drainer unit sink, power points, space for fridge freezer, integrated washing machine & dishwasher.

Bedroom 1 14'8 x 8'7 (4.47m x 2.62m)

Double glazed windows at the front, double radiator, carpeted flooring, TV aerial point & power points.

Bedroom 2 11'2 x 6'7 (3.40m x 2.01m)

Double glazed windows at the front, double radiator, carpeted flooring & power points.





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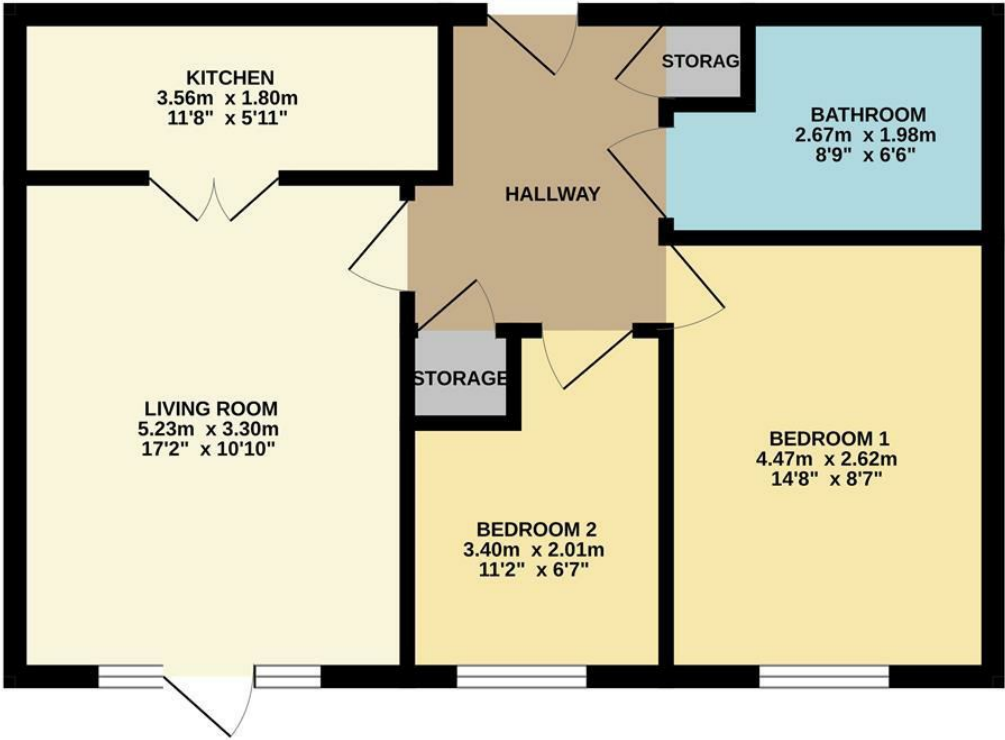
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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		



GROUND FLOOR



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.

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