



Queen Annes Place, EN1 2PS  
Enfield





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# Queen Annes Place, EN1 2PS

Kings Group Enfield Town are delighted to present this exceptional and generously proportioned one double bedroom first floor flat, enviably positioned on one of Enfield's most prestigious and sought after roads.

An outstanding opportunity for first time buyers and investors alike, the property enjoys an unrivalled location just moments from excellent transport connections. Bush Hill Park railway station is approximately 0.1 miles away, offering direct services into London Liverpool Street station in around 30 minutes, ideal for commuters. The property is also conveniently located within easy reach of major road networks including the A10, M25 and A406, providing superb access to surrounding areas and beyond. Within walking distance, residents can enjoy an array of local shops, cafés and everyday amenities, while Enfield Town and Enfield Retail Park are just a short drive away, offering supermarkets, retail shops and a diverse selection of restaurants.

The accommodation itself is both bright and beautifully presented, boasting impressive high ceilings that enhance the sense of space throughout. The naturally light filled reception room provides generous proportions, comfortably accommodating both living and dining areas. A stylish modern fitted kitchen features a classic butler sink and integrated appliances (untested). The sizeable double bedroom benefits from fitted wardrobes and a three piece bathroom suite.

Additional features include gas central heating, charming original sash windows that blend period character with modern comfort, and well maintained communal gardens, which can be accessed directly from the property.

Offered to the market chain free, this elegant home combines location, character and

Asking Price £339,995



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- Chain Free
- A Naturally Bright and Airy Reception Room
- Communal Gardens That are Neatly Kept and Can be Accessed Straight From the Flat
- Bush Hill Park Station is Located Approximately 0.1 Miles Away, Offering Access into Liverpool Street Station in 30 Minutes
- Within Walking Distance of Local Shops and Amenities
- An Impressive and Generously Sized One Double Bedroom First Floor Flat
- A Modern Fitted Kitchen/Diner with Ample Work Top Space and Integrated Appliances(Untested)
- High Ceilings Throughout
- A Highly Desirable Residential Road, Positioned in the Heart of Bush Hill Park
- Gas Central Heating





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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  
45.5 sq.m. (490 sq.ft.) approx.



TOTAL FLOOR AREA : 45.5 sq.m. (490 sq.ft.) approx.

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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