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25 Silver Street  
Enfield Town EN1 3EF  
Tel: 0208 364 4118

**Beresford Gardens, Enfield, EN1 1NP**  
**Offers In The Region Of £280,000**





**\*\* New lease on completion\*\*** We are pleased to present this well-proportioned ground floor flat, ideally located in the highly sought-after area of Enfield, just a stone’s throw from Enfield Town. This property offers a fantastic opportunity for buy-to-let investors as the property is being sold with tenants in situ.

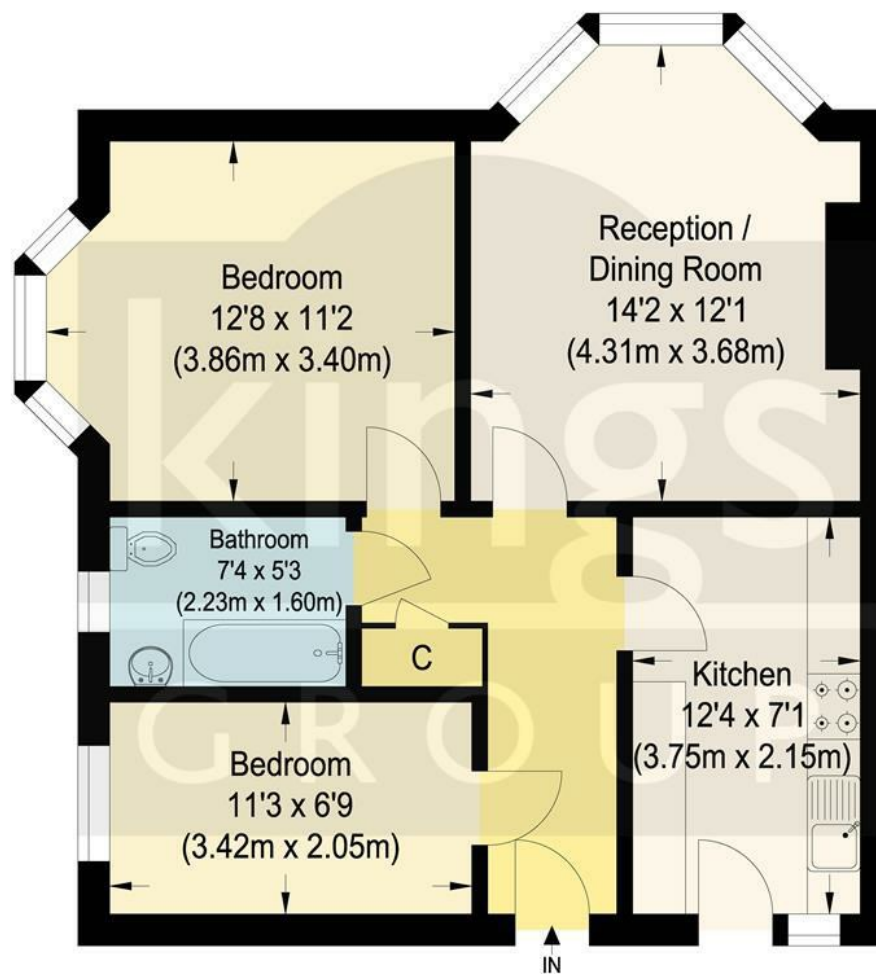
The flat benefits from spacious, light-filled bedrooms, a fitted kitchen, and a comfortable lounge area, all arranged to maximise living space and functionality and the three piece bathroom is well-appointed. Outside, residents enjoy access to well-maintained communal grounds and gardens, providing a peaceful and green setting. The property is also just moments from a wide range of local shops, supermarkets, and amenities, as well as Enfield Town Shopping Centre.

Transport links are excellent, with Enfield Town Station within walking distance, offering a direct service into London Liverpool Street Station. Road access is equally convenient with the A10 and M25 nearby, making commuting or travel further afield hassle-free.

To arrange a viewing or find out more, please get in touch today.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

## Beresford Gardens

Approximate Gross Internal Floor Area : 54.60 sq m / 587.70 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.





