



Seaford Road, EN1 1NS  
Enfield

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# Seaford Road, EN1 1NS

Situated just a short distance from Enfield Town Centre, this spacious two double bedroom ground floor flat is offered for sale on a chain free basis and presents an excellent opportunity for buyers looking to personalise their next home. The property benefits from close proximity to a wide range of shops, restaurants, and transport links, including Enfield Town Station, which provides direct access into Liverpool Street Station.

In need of renovation throughout, the flat offers the ideal canvas for any purchaser wanting to put their own stamp on a property. Accommodation includes a fitted kitchen, a three-piece bathroom suite, and two well-proportioned double bedrooms. Further features include gas central heating, a security entry phone system, and access to well-maintained communal grounds.

Council Tax Band: C

Construction Type: Standard (Brick)

Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

## Offers In The Region Of £250,000



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- Chain Free
- A Sizeable Reception Room
- A Three Piece Bathroom Suite
- Communal Gardens
- Close Proximity to Transport Links Including Bus Stops and Enfield Town Station Providing Direct Access into the City

- Two Double Bedroom Ground Floor Flat
- In Need of Renovation Throughout, Perfect For Buyers Looking to Put Their Own Stamp on a Property
- Security Entry Phone System
- Just A Short Walk From Enfield Town Centre Boasting an Array of Shops and Restaurants to Enjoy
- Within Catchment Area of Sought After Schools Including George Spicer Primary School



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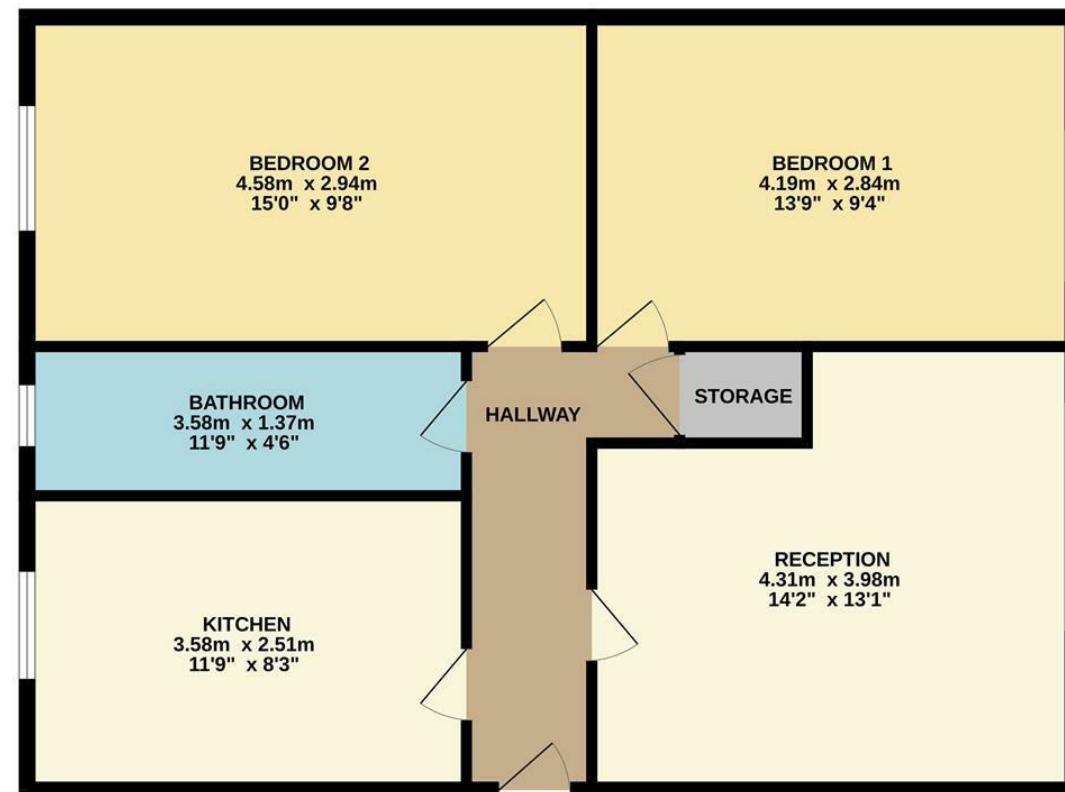
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



## GROUND FLOOR

63.0 sq.m. (678 sq.ft.) approx.



TOTAL FLOOR AREA : 63.0 sq.m. (678 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.