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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 first-time buyers or buy-to-let investors looking for a well-connected and desirable location.

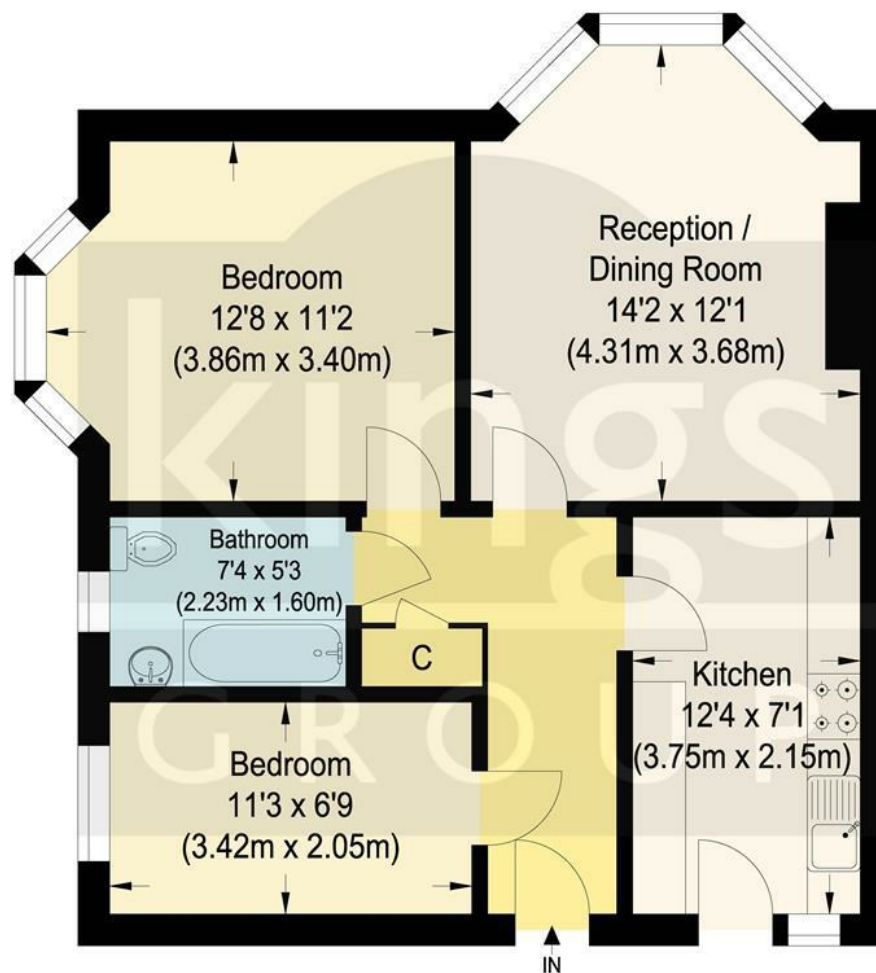
The flat benefits from spacious, light-filled bedrooms, a modern fitted kitchen, and a comfortable lounge area, all arranged to maximise living space and functionality. The bathroom is well-appointed, and the overall condition of the property makes it ready to move into or let out immediately.

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 and Enfield Chase stations both within walking distance, offering direct services into London Liverpool Street and Moorgate, respectively. Road access is equally convenient with the A10 and M25 nearby, making commuting or travel further afield hassle-free.

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.





