



London Road, EN2 6EG
Enfield





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****NEW LEASE ON COMPLETION OF 175 YEARS**** KINGS GROUP – Enfield Town are delighted to present this charming one double bedroom period conversion, ideally positioned just a short stroll from Enfield Town Centre. Set within a vibrant and highly sought-after location, the property benefits from an excellent selection of cafés, restaurants and high street favourites including M&S, Next and Pearsons, placing everyday conveniences right on your doorstep.

Perfectly suited to commuters, the property is within easy walking distance of Enfield Town Station, offering direct access into London Liverpool Street, along with well-served local bus routes. The location is further enhanced by excellent road connections, with the A10, M25 and A406 all easily accessible.

Offered to the market on a chain-free basis, the property benefits from a newly extended 175-year lease upon completion, providing long-term security and peace of mind.

Internally, the property boasts high ceilings throughout, enhancing the sense of space and natural light, while retaining an abundance of period charm and character features.

The accommodation comprises a spacious reception room with an elegant bay sash window, a well-appointed fitted kitchen, a generous double bedroom, and a modern three-piece bathroom suite. Original features, including sash windows, blend seamlessly with contemporary finishes to create a warm, stylish and inviting home.

This is an exceptional opportunity for first-time buyers or investors, offering a beautifully presented home in a prime North London location with excellent connectivity and lifestyle appeal.

£289,995



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- Chain Free
- New 175 Year Lease Granted Upon Completion
- A Well-Sized Reception Room Complemented by Bay Sash Windows
- Well Maintained Communal Gardens
- Ideally Situated Close to Local Bus Routes and Enfield Town Station, Offering Access into Liverpool Street Station in Approximately 35 Minutes

- A Charming and Well Appointed One Double Bedroom Period Conversion
- Generous Ceiling Heights Throughout, Adding to the Overall Sense of Openness
- A Neatly Presented Kitchen with Ample Worktop Space and Cupboard Units
- An Ideal First Time Purchase or Investment Opportunity, Conveniently Located Close to Everyday Amenities
- Just a Short Stroll to Enfield Town Centre, Boasting an Excellent Selection of High Street Favourites, Restaurants and Cafés





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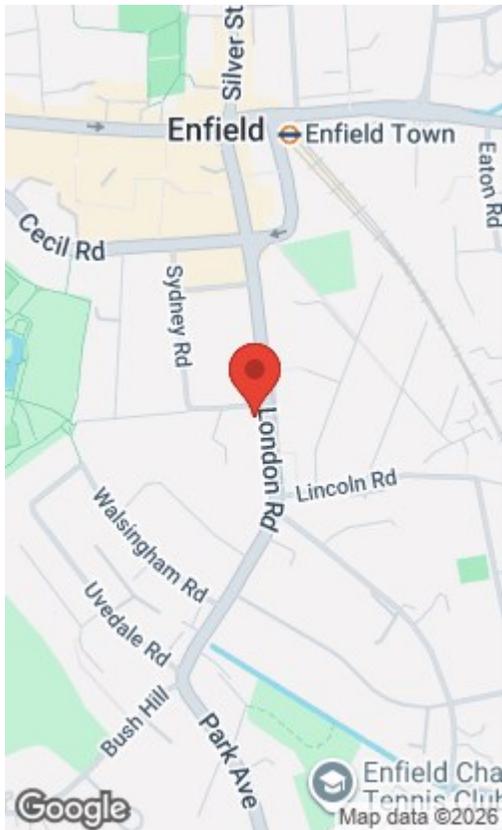
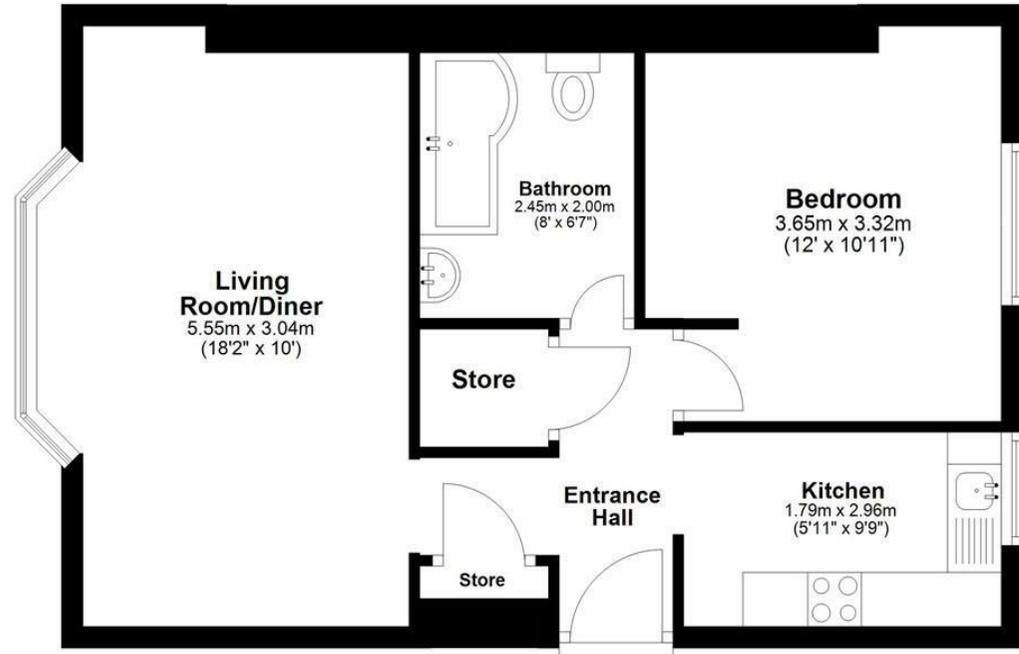


| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | Very environmentally friendly - lower CO ₂ emissions (92 plus) A | |
| (81-91) B | | (81-91)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



First Floor

Approx. 46.0 sq. metres (494.8 sq. feet)



Total area: approx. 46.0 sq. metres (494.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Jonathan Court

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