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

Trinity Street, Enfield, EN2 6NS  
£280,000

Kings-Group Enfield Town are please to offer this CHAIN FREE FIRST FLOOR TWO BEDROOM FLAT, situated off Chase Side and within 0.3 miles from Gordon Hill British Rail Station. This is an ideal first time purchase or investment property. Property comprises of a good size lounge, fitted kitchen, three piece bathroom suite, one double one single bedroom.

Call us now to arrange a viewing on 0208 364 4118!

### Lounge

**15'11 x 11'3 (4.85m x 3.43m)**

Double glazed window to the front aspect, laminated flooring, electric fireplace, phone point, TV aerial point, power points.

### Kitchen

**8'7 x 8'5 (2.62m x 2.57m)**

Double glazed window to the front aspect, tiled splash backs, range of wall and base units with flat top wooden work surfaces, integrated electric hob and oven, double drainer unit, space for fridge freezer, integrated washing machine, power points.

### Bathroom

Single glazed window to the front aspect, part tiled walls, tiled flooring, panel enclosed bath, wash basin with mixer tap, low level W.C.

### Bedroom One

**12'8 x 11'4 (3.86m x 3.45m)**

Double glazed window to the rear aspect, carpeted flooring, power points.

### Bedroom Two

**8'11 x 6'11 (2.72m x 2.11m)**

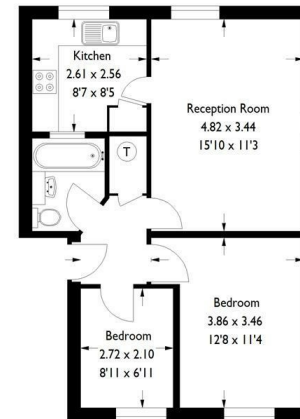
Double glazed window to the rear aspect, carpeted flooring, power points.

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 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		

### Trinity Street, EN2

Approx. Gross Internal Area  
50 sq m / 538 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuation.

