



Silver Street, EN1 3EF  
Enfield







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## Silver Street, EN1 3EF

Kings Group – Enfield Town are delighted to present this chain-free, two double bedroom first-floor flat, ideally situated in the heart of Enfield Town. Step outside to find a vibrant selection of local shops, cafés, and amenities right on your doorstep, as well as excellent transport links, including local bus routes and Enfield Town Station (0.1 miles) — just a short stroll away. The property also falls within the catchment area of some of Enfield's most sought-after schools, including George Spicer Primary School, Enfield Grammar School, and St Andrew's CofE Primary School.

The accommodation comprises a spacious and modern open plan kitchen/living area complete with a breakfast bar and integrated appliances, two generously sized double bedrooms both featuring built in wardrobes, and a three piece bathroom suite.

Further benefits include lift access, a secure entry phone system, gas central heating, and double glazing throughout.

Ideal for first time buyers, young families, or investors alike, this property offers the perfect blend of comfort, convenience, and location a truly fantastic opportunity in one of Enfield Town's most desirable settings.

## Offers In Excess Of £355,000





- Chain Free
- An Open Plan Modern Fitted Kitchen/ Living Room With Breakfast Bar and Integrated Appliances
- Lift Access
- Both Bedrooms Benefit From Built in Wardobes
- Positioned in the Heart of Enfield Town Centre

- A Well Presented Two Double Bedroom First Floor Flat
- Three Piece Bathroom Suite
- Double Glazing Throughout and Gas Central Heating
- Security Entry Phone System
- Ideal For First Time Buyers or Investors Alike





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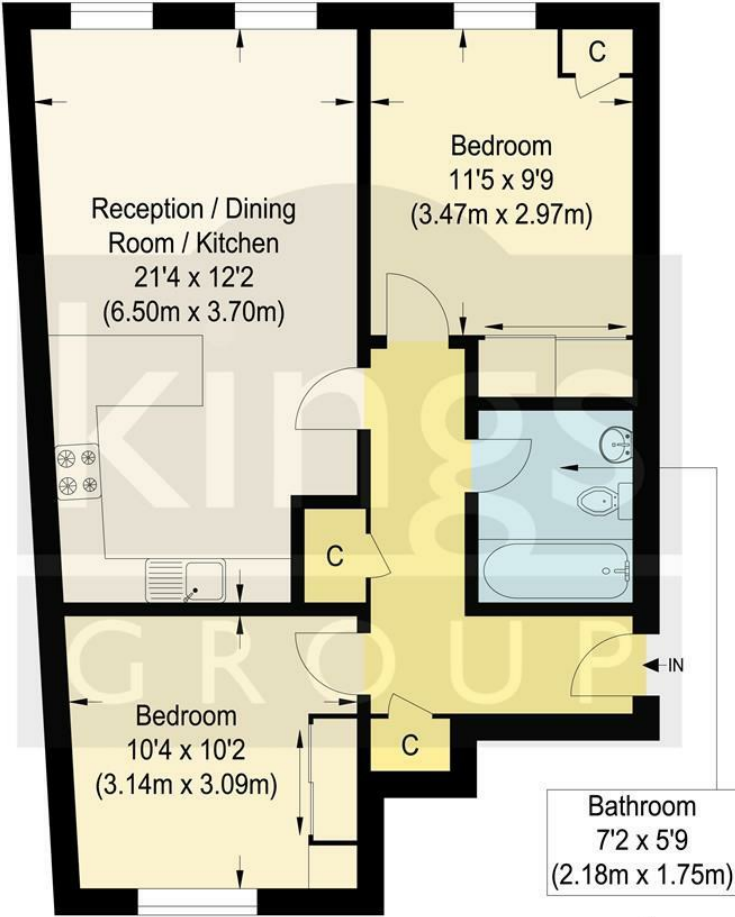


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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|--------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



First Floor  
Flat 2, Florentina Court

Approximate Gross Internal Floor Area : 57.50 sq m / 618.92 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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