



www.kings-group.net

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

Southbury Road, Enfield, EN1 1FY
£350,000

Kings Group - Enfield Town are delighted to offer this **TWO BEDROOM FOURTH FLOOR APARTMENT** which is located within walking distance of Enfield Town Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. The property is also conveniently located for access to local shops and amenities including Enfield's Retail Parks and Cineworld. Good road links are only a short distance away. The accommodation comprises Lounge/Dining/fitted kitchen area, two double bedrooms with an en-suite to the master bedroom and bathroom. Added benefits of this property include a balcony accessed via the living area and allocated parking for 1 vehicle. In our opinion this property would make an ideal first time or investment purchase. Call us today on 0208 364 4118 to arrange a viewing.

Open plan Living/Kitchen area

19'8 x 15'11 (5.99m x 4.85m)

Double glazed window to the side aspect, Double radiator, Laminate flooring, Power points, Spot lights, Base and wall units with marble effect roll top work surfaces, Integrated cooker, Electric hob and oven with an integrated extractor, Sink and drainer unit, Integrated fridge/freezer, Integrated washing machine, Integrated dishwasher, Double glazed door leading to the balcony, Phone point, TV point

Bedroom 1

18'1 x 11'1 (5.51m x 3.38m)

Double glazed window to the side aspect, Double radiator, Carpeted flooring, Built in wardrobes, TV point, Power points

En-Suite

Heated towel rail, Tiled flooring, Extractor fan, Thermostatically controlled shower, Wash hand basin with mixer tap, Low level WC, Tiled walls, Spotlights

Bedroom 2

10'9 x 8'11 (3.28m x 2.72m)

Double glazed window to the side aspect, Double radiator, Carpeted flooring, Phone point, TV aerial point, Power points

Bathroom

Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with mixer tap with shower attached, Wash hand basin with mixer tap, Low level WC, Shaver point, Tiled splash backs, Spotlights

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Floor Plan

