



www.kings-group.net

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

Canning Square, Enfield, EN1 4BT
£360,000

Kings Group - Enfield Town are delighted to offer this beautifully presented CHAIN FREE TWO BEDROOM THIRD FLOOR APARTMENT.

This ideal first time purchase is located within easy reach of local shops and amenities including Enfield's Retail Parks and the David Lloyd Leisure Centre. The property is also conveniently located for access to the A10/25 and Turkey Street Station which offers fast links into Liverpool Street with connections to the Victoria Line at Seven Sisters.

The accommodation comprises of a spacious open plan modern fitted kitchen/living space which provides access to your own private balcony, two bedrooms, bathroom, storage and allocated parking.

Early viewing is recommended - call us today on 0208 364 4118 to book an appointment to view.

- Length of lease (years remaining) - 92 years
- Ground rent and service charge amount - £198 per month
- Council tax band - B

Hallway

Double glazed windows to the rear aspect, spotlights, single radiator, laminate flooring, two built in storage cupboards, smoke alarm and power points.

Open plan kitchen/Living Room
26'05 x 15'00 (8.05m x 4.57m)

Living Room - Double glazed windows leading to the front and side aspect, spotlights, two double radiators, laminate flooring, phone point, TV aerial, power points and double glazed doors leading to the balcony.

Kitchen - Double glazed windows to the front aspect, laminate flooring, base and wall units with roll top work surfaces, integrated cooker, electric oven, electric hob, integrated hood chimney style extractor, double drainer unit sink, integrated fridge freezer, smoke alarm, carbon monoxide detector, spotlights and power points.

Bathroom
5'52 x 7'62 (1.52m x 2.13m)

Spotlights, part tiled walls, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with shower attached, wash basin with mixer tap, low level WC and shaver point.

Bedroom One
9'10 x 15'42 (3.00m x 4.57m)

Double glazed windows to the side aspect, double radiator, carpeted flooring, phone point, TV aerial and power points.

Bedroom Two
15'43 x 9'12 (4.57m x 2.74m)

Double glazed windows to the rear aspect, double radiator, carpeted flooring, built in wardrobes, phone point, TV aerial and power points.

Balcony
10'04 x 8'94 (3.15m x 2.44m)

South facing and plastic shed.

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	

THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and are not intended to be used for any purpose other than a guide only. This plan is for illustrative purposes only and should be used as a guide to the general impression of the property. The services, systems and appliances shown have not been tested and are for guidance only. The floorplan is not a contract and is subject to change without notice.

