



Ivinghoe Close, EN1 3HS  
Enfield





bread

Special  
1 Speed  
2 Park  
3 Airbrake  
4 Delay  
5 Hold  
6 Dam

Standard  
7 White Clean 90°  
8 Eco Clean 60°C  
9 Eco Clean 40°C  
10 Eco Clean 30°C  
11 Eco Clean 20°C

Eco 60°  
12 Eco 60°  
13 Eco 60°  
14 Eco 60°

kings  
GROUP

# Ivinghoe Close, EN1 3HS

Kings Group – Enfield Town are pleased to present this chain free, two double bedroom first floor split-level flat, ideally situated in a quiet cul-de-sac just moments from local shops, amenities, and excellent transport links.

This well presented property offers a fantastic opportunity for first-time buyers, families, and investors alike. Positioned within easy reach of Enfield Town Station and Gordon Hill Station both offering direct routes into the City, it's perfect for commuters. Nearby bus routes and a variety of local conveniences add further appeal. The flat also benefits from being within the catchment area of several highly regarded schools, including Chace Community School, St. Andrew's CofE Primary School, and Lavender Primary School, making it a great option for families.

Accommodation is arranged over two levels, with a spacious reception room and fitted kitchen on the ground floor. Upstairs, you'll find two generous double bedrooms, a family bathroom, and a separate WC. The home is double glazed throughout, features gas central heating, and is filled with natural light that enhances the overall sense of space.

£305,000



- Chain Free
- A Sizeable Reception Room
- Bathroom with Seperate WC
- Well Maintained Communal Grounds
  
- Within Walking Distance of Local Shops and Amenities

- A Well Presented Two Double Bedroom First Floor Split Level Flat
- Fitted Kitchen with Ample Worktop Space and Units
- Cul-De-Sac Location
- Within Catchment Area of Some of Enfield's Most Sought After Schools Including Chace Community School and St Georges Catholic Primary School
- Easy Access to Transport Links Including Gordon Hill Station and Enfield Town Station









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		



### Ivinghoe Close, EN1

Approximate Gross Internal Floor Area : 75.90 sq m / 816.98 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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