



Severn Drive, EN1 4LY  
Enfield







kings  
GROUP



## Severn Drive, EN1 4LY

This chain free two double bedroom first floor flat is situated on a sought after residential street within walking distance of the picturesque Forty Hall Estate, surrounded by an abundance of green spaces. The location offers convenient access to the A10, M25, and A406, providing excellent connectivity to surrounding areas, while Enfield Town Centre and nearby retail parks are just a short drive away. Local shops and amenities, including the David Lloyd Leisure Centre, are also within easy reach.

The property lies within the catchment area of several highly regarded schools such as Worcesters Primary School, St Ignatius College, and Forty Hill CofE Primary School, making it an appealing choice for families. Inside, the flat features a spacious reception room, a well proportioned kitchen, a three piece shower room, and two generous double bedrooms. Additional benefits include gas central heating, double glazing throughout, a private outside storage shed, and access to well maintained communal grounds.

£260,000



- Chain Free
- Outside Storage Shed
- Three Piece Shower Room
- Within Catchment Area of Several Highly Regarded Schools Including Worcesters Primary School and Forty Hill CofE Primary School
- A Short Drive to Enfield Town Centre and Retail Parks
- A Spacious Two Double Bedroom First Floor Flat
- Sizeable Reception Room
- Gas Central Heating and Double Glazed Throughout
- Convenient Access to the A10, M25, and A406, Offering Excellent Connectivity to Surrounding Areas







kings  
GROUP



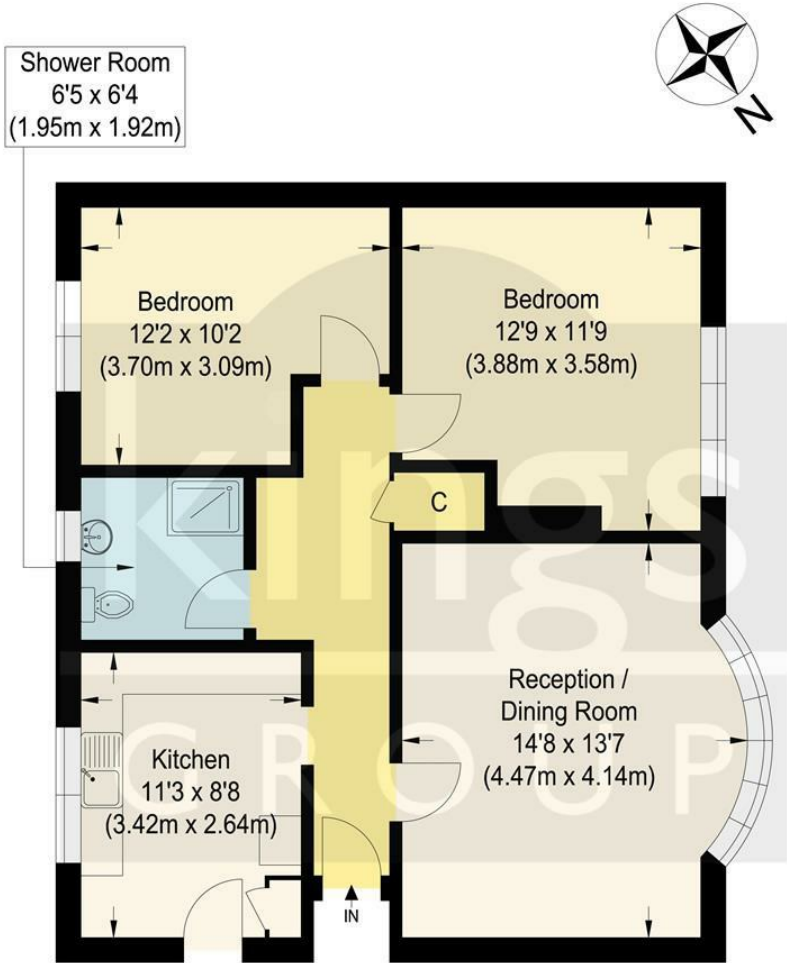
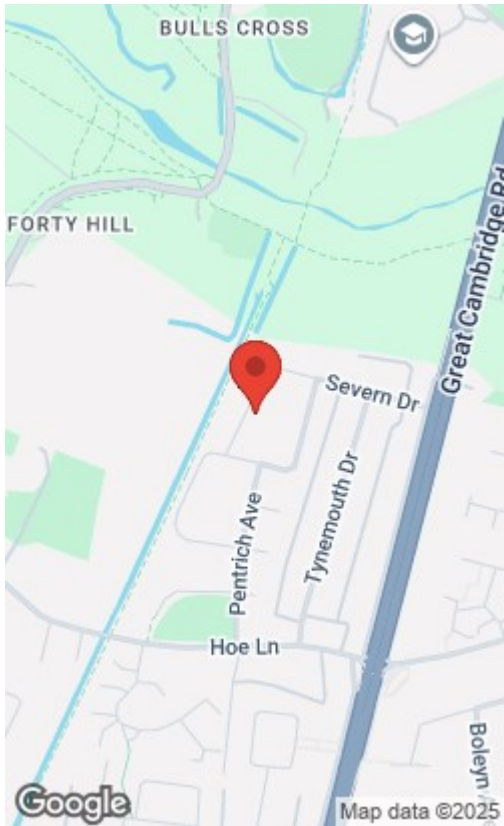








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <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

Severn Drive

Approximate Gross Internal Floor Area : 65.30 sq m / 702.88 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.

25 Silver Street, Enfield Town, Middlesex,  
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

