



Severn Drive, EN1 4LY  
Enfield







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# Severn Drive, EN1 4LY

**\*\*NEW LEASE ON COMPLETION\*\*** Kings Group – Enfield Town are delighted to offer this chain-free two double bedroom first floor flat, located on the ever-popular Severn Drive, EN1. Ideal for first-time buyers or investors alike, this well-presented property comes with the added benefit of a new 174 year lease upon completion, providing long term security and peace of mind.

Situated in a prime location, the flat offers convenient access to the A10, M25, and A406, ensuring excellent connectivity to surrounding areas. It also falls within the catchment area of several highly regarded schools, including Worcesters Primary School, St Ignatius College, and Forty Hill CoE Primary School, making it an attractive option for families.

Internally, the accommodation comprises a spacious reception room, a fitted kitchen, two generously sized double bedrooms, and a three-piece bathroom suite. Additional benefits include gas central heating, double glazing throughout, and ample storage space.

Located within walking distance of the historic Forty Hall Estate, the property is perfectly positioned to enjoy an abundance of green open spaces, ideal for weekend strolls and outdoor activities.

A fantastic opportunity not to be missed – early viewing is highly recommended.

Council Tax Band: B

Construction Type: Standard (Brick)

Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

## Offers In The Region Of £299,950



- Chain Free
- A Spacious Two Double Bedroom First Floor Flat
- Gas Central Heating and Double Glazed Throughout
- Within Catchment Area of Some of Enfield's Most Sought After Schools Including Worcesters Primary School, St Ignatius College and Forty Hill CofE Primary School
- A Short Drive to Enfield Town Centre and Retail Parks
- New Lease Upon Completion- 174 Year Lease
- Ideal First Time Purchase or Investment Opportunity
- Convenient Access to the A10, M25, and A406, Offering Excellent Connectivity to Surrounding Areas
- Within Walking Distance of Forty Hall Estate Boasting an Ample Amount of Green Spaces
- Close Proximity to Transport Links Including Bus Stops and Turkey Street Station(0.6 miles)











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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 FLOOR  
66.0 sq.m. (710 sq.ft.) approx.



TOTAL FLOOR AREA : 66.0 sq.m. (710 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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