



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 Coffe 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 Within Walking Distance of Forty Hall Estate Boasting an Ample Amount of Green Spaces 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
- Close Proximity to Transport Links Including Bus Stops and Turkey Street Station(0.6 miles)







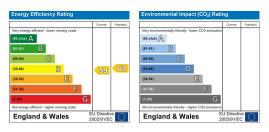


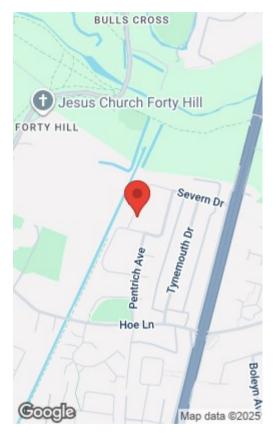






FIRST FLOOR FLOOR 66.0 sq.m. (710 sq.ft.) approx.







TOTAL FLOOR AREA: 66.0 sq.m. (710 sq.ft.) approx

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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