



Ivinghoe Close, EN1 3HS
Enfield





bread

Special
1 Speed
2 Wash
3 Rinse
4 Drain
5 Hold
6 Stop

Standard
8 15' White Cotton 90°
9 15' Colour Protection 90°
10 15' Eco-Cotton 60°
11 15' Eco-Cotton 40°

Eco 60°
12 15' Eco-Cotton 60°
13 15' Eco-Cotton 40°
14 15' Eco-Cotton 30°

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 Acess to Transport Links Including Gordon Hill Station and Enfield Town Station

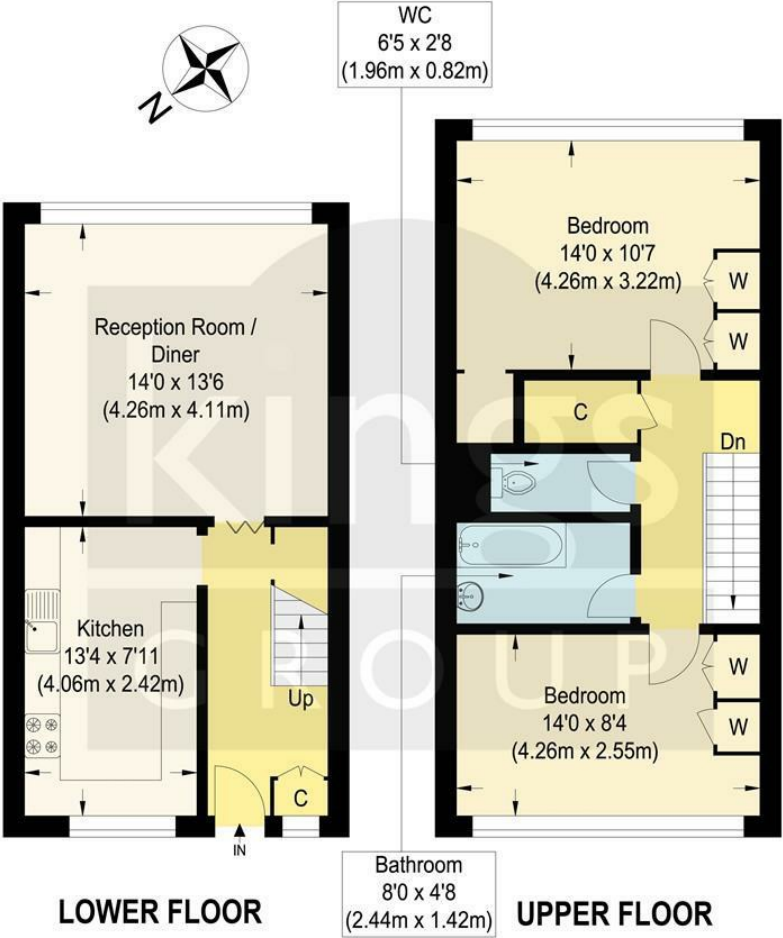








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-40) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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