



www.kings-group.net

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Enfield Town EN1 3EF
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Weller Mews, Enfield, EN2 8FG
£350,000

Kings Group - Enfield Town are delighted to offer this CHAIN FREE TWO DOUBLE BEDROOM FIRST FLOOR FLAT which is located on Gordon Hill within walking distance of Gordon Hill and Enfield Chase Stations, both of which offer fast links into the City. Local shops and amenities are also only a short distance from the property. The accommodation comprises lounge with juliet balcony, fitted kitchen, two double bedrooms with en-suite to the master and bathroom. There is also the added benefit of having ample storage space and allocated parking. Enfield Town with it's Overground Station and array of shops and restaurants is also easily accessible. Early viewing is recommended - call us today to book an appointment to view.

Living Room
15'38 x 19'99 (4.57m x 5.79m)

Double glazed windows to the rear and side aspects, Juliet balcony, Radiators, Carpeted flooring, Phone point, TV aerial point, Power points, Spotlights

Kitchen
19'99 x 12'45 (5.79m x 3.66m)

Double glazed window to the side aspect, Tiled flooring, Tiled splash backs, Base and wall units with roll top work surfaces, Integrated cooker with electric oven and gas hob, Integrated chimney style extractor hood, Sink and drainer unit, Integrated fridge/freezer, Integrated dishwasher, Power points

Bathroom
9'24 x 5'26 (2.74m x 1.52m)

Lino flooring, Extractor fan, Panel enclosed bath with mixer tap, Wash hand basin with pedestal, Low level WC, Tiled splash backs, Spotlights

Bedroom 1
10'05 x 8'97 (3.18m x 2.44m)

Double glazed window to the rear aspect, Single radiator, Carpeted flooring, Built in wardrobes, Power points

En-Suite
7'02 x 5'32 (2.18m x 1.52m)

Heated towel rail, Lino flooring, Extractor fan, Wash hand basin with pedestal, Low level WC, Tiled splash backs, Spotlights

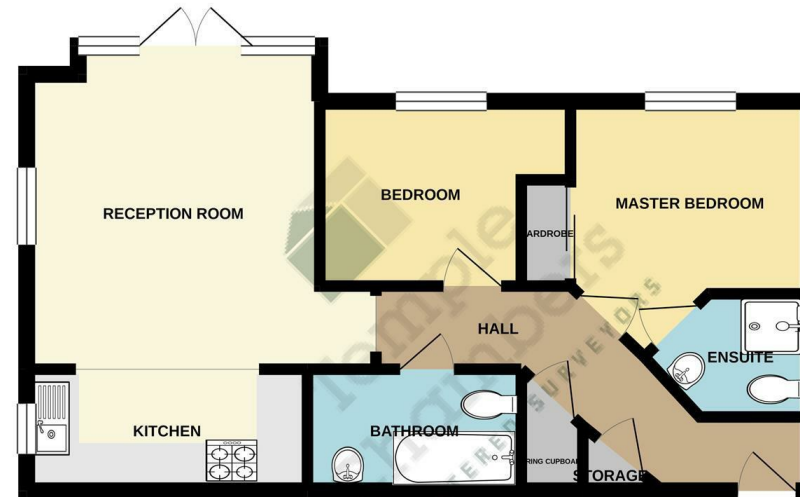
Bedroom 2
12'22 x 8'93 (3.66m x 2.44m)

Double glazed window to the rear aspect, Single radiator, Carpeted flooring, Power points

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

1ST FLOOR



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. Made with Metrepro ©2020

