

**Landseer Road, Enfield, EN1 1DP**



**£330,000**

Kings Group - Enfield Town are delighted to offer this ONE BEDROOM FLAT WITH PLANNING PERMISSION FOR A TWO BEDROOM.

This property is located within walking distance of Bush Hill Park over ground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters.

This ideal first time purchase with planning permission falls within the catchment areas of some of Enfield's most sought after schools including Bush Hill Park Primary and George Spicer Primary School.

The accommodation comprises a spacious lounge, fitted kitchen, one double bedrooms.  
This property has sole use of the rear garden with a shed with full power.

Early viewing is recommended - call us today on 0208 364 4118 to book an appointment to view.

## **Entrance**

Under stairs storage, spotlights, wood flooring, smoke alarm, power points.

## **Reception Room / Kitchen**

**15'6 x 15'1 (4.72m x 4.60m )**

Reception Room - Double glazed window to the rear aspect, spotlights, two double radiators, wood flooring, phone points, power points, TV points, double glazed door leading to rear garden, smoke alarm.

Kitchen - Wood flooring, tiled splash backs, range of wall and base units with roll tops, integrated electric oven and gas hob, hood extractor, space for fridge freezer, plumbed for washing machine, integrated dishwasher, spotlights, power points.

## **Bedroom**

**13'7 x 8'11 (4.14m x 2.72m)**

Double glazed window to the front aspect, spotlights, double radiator, wood flooring, fitted wardrobe, power points.

## **Bathroom**

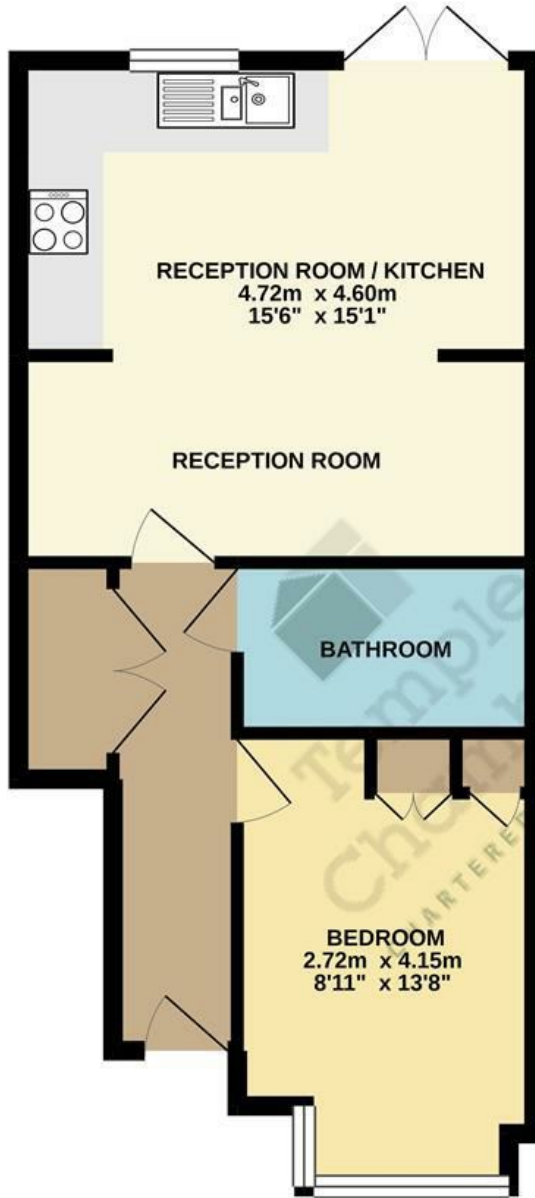
Spotlights, tiled walls, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with shower attachments, pedestal wash basin, low level W.C.

## **Garden**

Power points, west facing, mainly laid to lawn, lighting, water tap.



GROUND FLOOR  
43.5 sq.m. (468 sq.ft.) approx.



TOTAL FLOOR AREA : 43.5 sq.m. (468 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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