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25 Silver Street  
Enfield Town EN1 3EF  
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Avenue Road, London, N14 4DF  
£275,000

Kings Group - Enfield Town are delighted to bring to the market this CHAIN FREE ONE BEDROOM PURPOSE BUILT FLAT which comprises of a double bedroom, three piece bathroom suite, fitted kitchen and lounge. The property is located within walking distance of Southgate Underground Station offering fast links into central London via the Piccadilly line. In addition there is an abundance of local shops and amenities as well as great road links close by with the A406 and an abundance of buses which offers fast links to the surrounding areas.

Early viewing is recommended - please call 020 8364 4118 to book an appointment.

### Entrance

Front doo to:

### Hallway

Single radiator, gas/electric meter cupboard, airing cupboard, video entry phone system, telephone point, smoke alarm, lino flooring.

### Bathroom

**5'8 x 6'8 (1.73m x 2.03m)**

Double glazed opaque window to front, heated towel rail, panel enclosed bath, wash hand basin with vanity unit, low level WC, part tiled walls, lino flooring.

### Lounge

**13'1 x 15'5 (3.99m x 4.70m)**

Double glazed window to front, single radiator, fireplace with stone over mantle, phone point, power points, lino flooring.

### Kitchen

**12'7 x 7'1 (3.84m x 2.16m)**

Double glazed window to front, tiled splash backs, range of base and wall units with roll top work surfaces, sink and drainer unit, space for fridge/freezer, power points, tiled flooring

### Bedroom

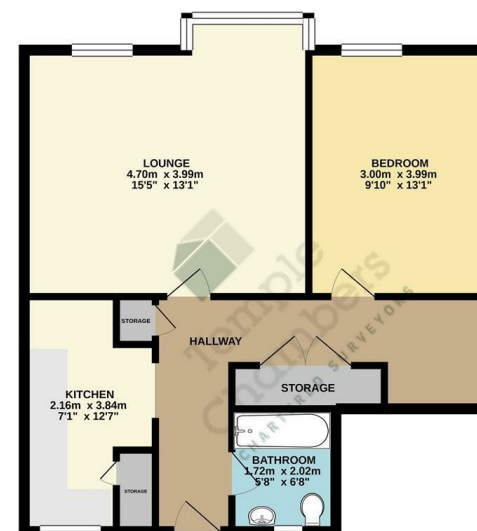
**13'4 x 9'0 (4.06m x 2.74m)**

Double glazed window to front, single radiator, power points, lino flooring.

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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, areas, volumes and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchase. The services, systems and appliances shown have not been tested and no guarantee will be given regarding their operation or efficiency at the time of sale.

