



Baker Street, EN1 3JP
Enfield





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Kings Group-Enfield Town are delighted to present this BEAUTIFULLY PRESENTED FIRST FLOOR TWO DOUBLE BEDROOM MAISONETTE benefiting from a lease of 940 years.

Accommodation comprises an accommodating living room, a modern fitted kitchen, two double bedrooms, a three piece bathroom suite and own private garden. Additionally the property benefits from garage en bloc, loft space and no service charge. Conveniently located, this ideal first time purchase provides easy access to Enfield Town Centre with an array of shops and restaurants to enjoy. Transport links are within close proximity including Enfield Town Station(0.5 miles) providing direct access into the City.

£390,000



- Two Double Bedroom First Floor Maisonette
- Garage En Bloc
- Loft Space
- Within Walking Distance of Enfield Town Centre
- Close Proximity to Transport Links Including Local Bus Routes and Enfield Town Station(0.5 miles)

- 940 Year Lease
- Own Private Garden
- No Service Charge
- Gas Central Heating
- Well Presented Throughout







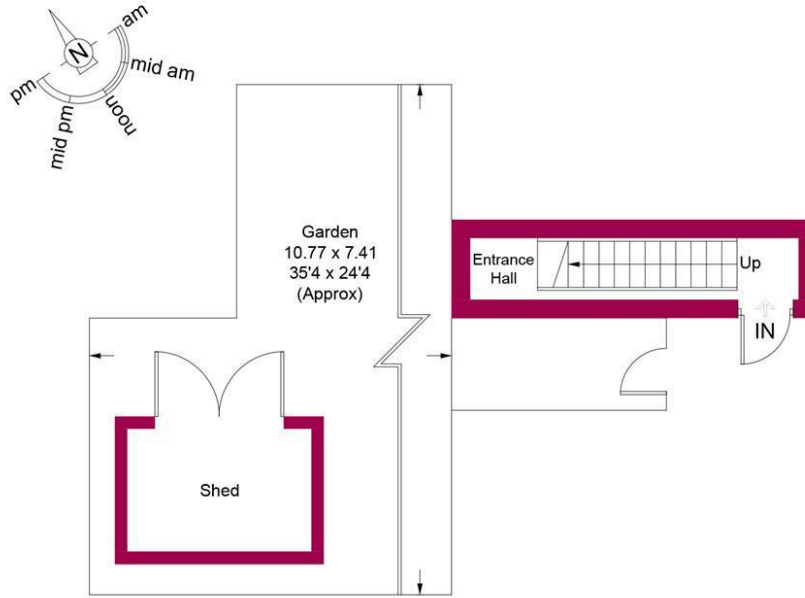
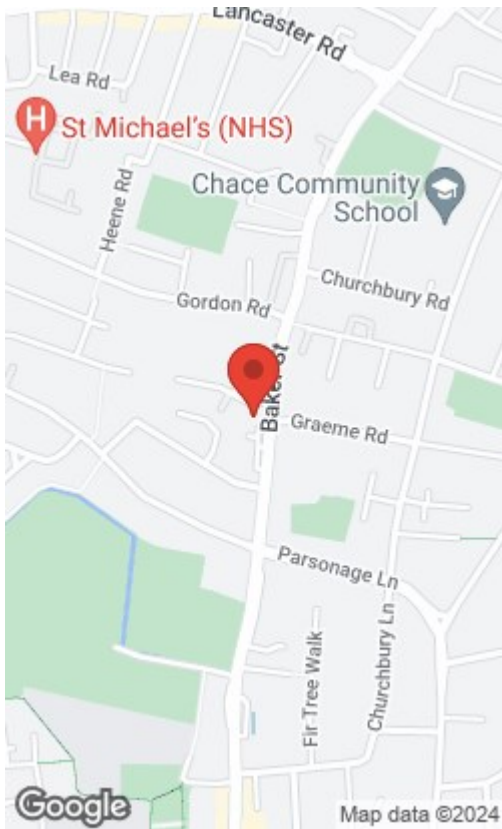


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54)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

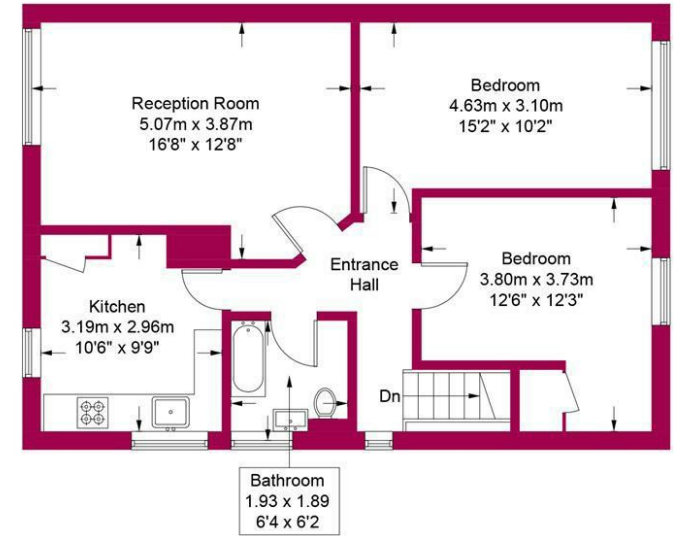
Baker street, EN1

Approximate Gross Internal Area = 835 sq ft / 77.6 sq m

Shed = 64 sq ft / 6.0 sq m



Ground Floor



First Floor

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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