



Burleigh Road, EN1 1NX  
Enfield





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Kings Group - Enfield Town are delighted to present this chain free, one double bedroom ground floor garden flat, ideally situated in a highly sought after residential road close to Enfield Town.

This property offers an excellent opportunity for first time buyers or investors, thanks to its prime location just a short walking distance from the vibrant Enfield Town Centre. Here, you'll find a wide range of local shops, restaurants, and amenities to enjoy. Transport links are also conveniently close, with bus stops nearby, and both Enfield Town Station (0.3 miles) and Bush Hill Park Station (0.6 miles) providing direct access to the city. For those commuting by car, the A10, M25, and A406 are easily accessible, offering excellent connections to surrounding areas.

The flat comprises a spacious reception room, one generously sized double bedroom, a three piece bathroom, and a fitted kitchen. The property benefits from gas central heating and double glazing throughout. Notably, the next homeowner will enjoy the added advantages of owning a very long lease of 990 years, with no service charges, no ground rent and a share of the freehold.

A standout feature of this property is the private and sole use of the south-facing rear garden, which also provides rear access onto a portion of hard standing land, owned by the property to the rear, beyond the garden fence, onto Waddington Close. This space offers potential development development(subject to legal consents and planning controls). Additionally, the property is conveniently located near green spaces such as Enfield Playing Fields and Bush Hill Park, perfect for outdoor recreation.

With its superb location and fantastic features, this flat offers a unique and appealing opportunity for a variety of buyers.

## Offers Over £269,950



- Chain Free
- Own Private South Facing Rear Garden with Rear Access
- No Service Charge
- Gas Central Heating and Double Glazed Throughout
- Within Walking Distance of Enfield Town Centre Boating an Array of Local Shops and Amenities

- A Spacious One Double Bedroom Flat
- Share of Freehold- 990 Year Lease
- A Portion of Hard Standing Land to the Rear of the Garden Offering Potential Development.(Subject to Legal Consents and Planning Controls)
- Within Close Proximity of Transport Links Including Bus Stops and Enfield Town Station(0.3 miles) Providing Direct Access into Central London
- Conveniently Located Near Green Spaces Including Bush Hill Park and Enfield Playing Fields









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	63	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



## Ground Floor



Total area: approx. 39.1 sq. metres (420.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Burleigh Road

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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