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25 Silver Street  
Enfield Town EN1 3EF  
Tel: 0208 364 4118

Baker Street, Enfield, EN1 3EZ  
£300,000

Kings Group - Enfield Town are delighted to offer this beautifully presented \*\*CHAIN FREE\*\* TWO BEDROOM First FLOOR APARTMENT which is located within walking distance of Enfield Town Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. The property is also conveniently located for access to local shops and amenities including Enfield's Retail Parks, Cineworld and David Lloyd Centre. The accommodation comprises lounge, fitted kitchen, two double bedrooms, and bathroom. There are the added benefits of a shared courtyard garden, communal parking and private outside storage shed. Internal viewing is recommended - call us today to book an appointment.

### Entrance

Communal entrance hallway with stairs to all floors.

### Entrance Hallway

Built in storage cupboard, single radiator, loft access. Doors to

### Lounge

**14'1 x 13'10 (4.29m x 4.22m)**

Two UPVC double glazed windows, feature gas fireplace with wooden overmantle, TV point, power points, laminate wooden flooring.

### Fitted Kitchen

**10'10 x 8'10 (3.30m x 2.69m)**

UPVC double glazed window, door to balcony / share storage area, range of base and eye level units with roll top work surfaces, inset spot lights, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, space for gas cooker, part tiled walls, sink and drainer unit with stainless steel mixer tap, power points, tiled flooring.

### Bedroom One

**12'8 x 10'8 (3.86m x 3.25m)**

UPVC double glazed window, fitted wardrobes, single radiator, power points.

### Bedroom Two

**12'2 x 10'3 (3.71m x 3.12m)**

UPVC double glazed window, single radiator, laminate wood style flooring.

### Bathroom

UPVC double glazed opaque window, three piece bathroom suite comprising panel enclosed bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, heated towel rail, tiled flooring.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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