



Baker Street, EN1 3EZ  
Enfield





Kings  
GROUP

# Baker Street, EN1 3EZ

Kings Group – Enfield Town are pleased to present this spacious, chain free, top floor flat offering two generous double bedrooms, ideally situated within a short walk of local shops and the vibrant Enfield Town Centre. The area boasts a wide selection of dining options and well-known high street retailers, including Next, H&M, and Pearsons.

The property enjoys an exceptional location, with everyday conveniences close at hand, including local bus routes and Enfield Town Station (0.5 miles), which provides direct access to Liverpool Street Station in approximately 35 minutes. Families will also benefit from being within the catchment area of several highly regarded schools, such as St George's Catholic Primary School, St Andrew's CofE Primary School, and Enfield Grammar School.

In addition, the property is just a short drive from the A10, offering easy access to major road networks including the M25 and A406, ensuring excellent connectivity to surrounding areas and beyond.

This home is ideal for first time buyers and investors alike. The accommodation comprises a spacious reception room, a fitted kitchen with ample worktop and cupboard space, a three piece bathroom suite, and two well proportioned bedrooms.

Further benefits include ample internal storage with loft access, an external storage shed, gas central heating, double glazing throughout, and a security entry phone system. Being positioned on the top (second) floor also enhances the sense of privacy and security.

Offers In Excess Of £335,000



- Chain Free
- Offering Superb Storage Options Including Internal Storage, an External Cupboard, and Loft Access
- Residents Parking Available
- A Fitted Kitchen Offering Generous Worktop Space and an Array of Storage Units
- Within Easy Reach of Enfield Town Station(0.5 miles), Offering Direct Links to Liverpool Street Station in Approximately 35 Minutes
- A Superbly Sized Top Floor Flat Comprising Two Double Bedrooms
- Security Entry Phone System, Gas Central Heating & Double Glazed Throughout
- A Naturally Bright and Airy, Spacious Reception Room
- Within Walking Distance of Enfield Town Centre, Offering a Wide Range of Shops and Dining Options
- Falls Within the Catchment Area of Several Highly Regarded Schools, Including St George's Catholic Primary School and Chace Community School







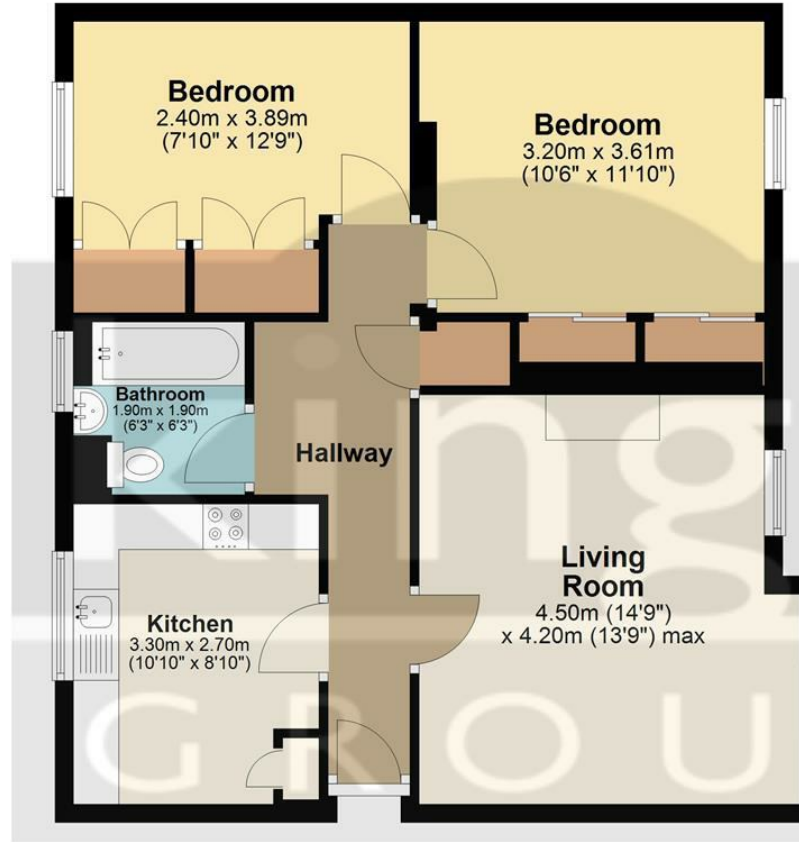


## Second Floor

Approx. 65.9 sq. metres (709.2 sq. feet)



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



Total area: approx. 65.9 sq. metres (709.2 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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**Baker Street**

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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