

Slades Hill, Enfield, EN2 7FJ



Offers In Excess Of £499,995

Kings Group-Enfield Town are delighted to present this CHAIN FREE TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT situated in the PRESTIGIOUS DEVELOPMENT OF BETHANY HOUSE, SLADES HILL, EN2.

This property comprises living room with Juliet balcony, a modern fitted kitchen with integrated appliances, two double bedrooms with an en-suite and Juliet balcony to the master and shower room. Furthermore this property also benefits from one allocated parking space which is located in the underground gated car park, visitors parking and also well maintained communal areas.

The property is within walking distance of Enfield Chase Main Line Station with direct links into Central London. In addition, the property is very close to shops and amenities in Enfield Town Centre.

Hallway

Video entry system, Spotlights, Coved ceiling, Double radiator, Wooden flooring, Power points, Smoke alarm

Shower Room

9'01 x 4'05 (2.77m x 1.35m)

Spotlights, Tiled walls, Heated towel rail, Tiled flooring, Extractor fan, Shower cubicle with thermostatically controlled shower, Wash basin with mixer tap and pedestal, Low level WC

Living Room

20'11 x 17'09 (6.38m x 5.41m)

Double glazed bay window to the front aspect, Double glazed window to the side aspect, Juliet balcony to the front aspect, Spotlights, Double radiator x2, Wooden flooring, Phone point, TV aerial point, Power points

Kitchen

13'78 x 9'34 (3.96m x 2.74m)

Double glazed window to the side aspect, Double radiator, Tiled flooring, Base and wall units with roll top work surfaces, Integrated cooker with electric oven, Gas hob, Integrated chimney style extractor hood, Sink drainer unit, Integrated fridge/freezer, Plumbing for washing machine, Integrated dishwasher, Spotlights, Power points

Bedroom 1

16'08 x 10'04 (5.08m x 3.15m)

Double glazed bay window to the front aspect, Juliet balcony to the front aspect, Coved ceiling, Double radiator, Carpeted flooring, Built in wardrobes, TV aerial point, Power points

En-Suite

9'03 x 5'08 (2.82m x 1.73m)

Coved ceiling, Tiled walls, Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with shower attachment, Shower cubicle with thermostatically controlled shower, Wash basin with mixer tap and pedestal, Low level WC

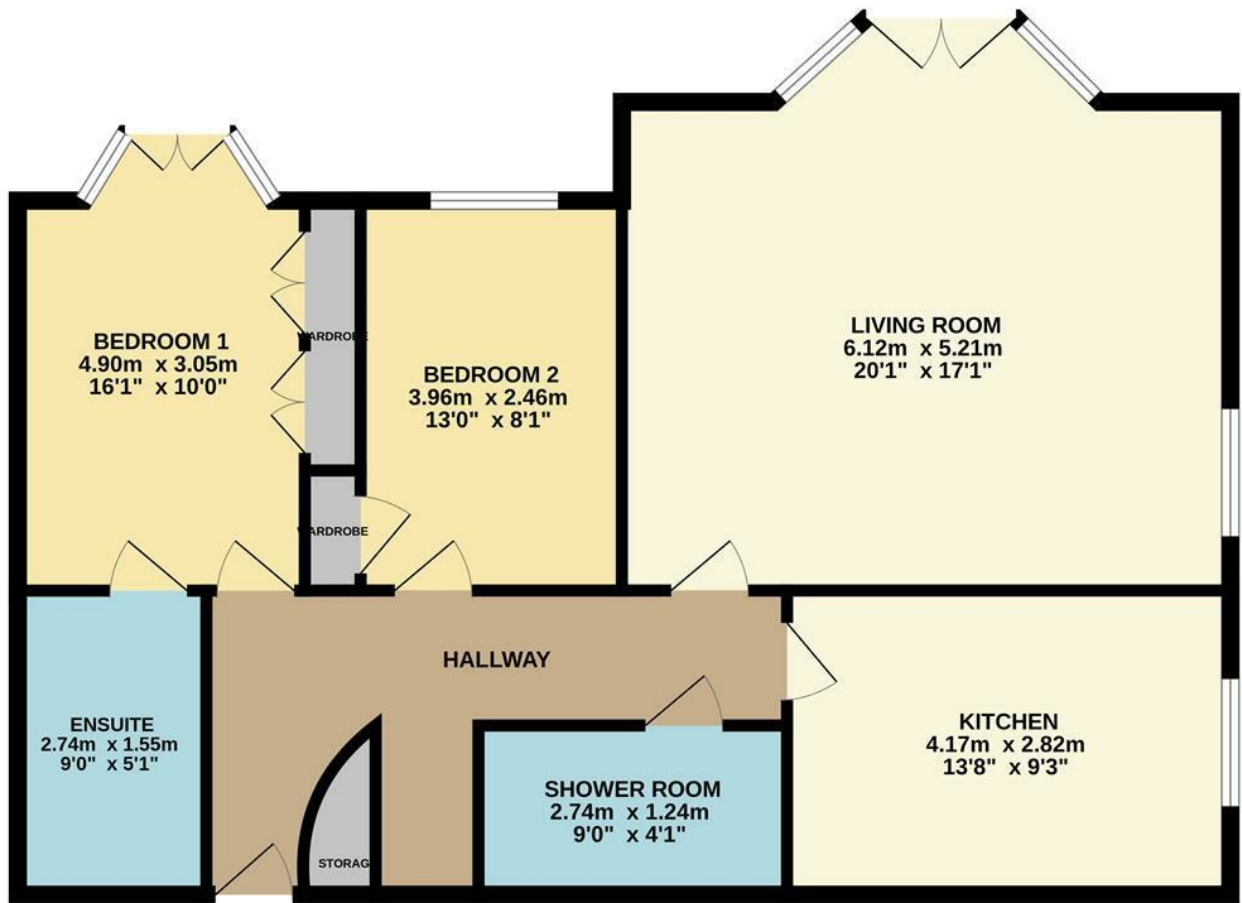
Bedroom 2

13'04 x 8'09 (4.06m x 2.67m)

Double glazed window to the front aspect, Coved ceiling, Carpeted flooring, Double radiator, Built in wardrobes, TV aerial point, Power points



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

