



8 Bycullah Road, EN2 8EQ





kings
GROUND

8 Bycullah Road, EN2 8EQ

****CASH BUYERS ONLY- 42 YEARS REMAINING ON THE LEASE****

Kings Group – Enfield Town are delighted to present this well-presented ground floor studio flat, offered for sale on a chain free basis and ideally positioned on the highly sought after Bycullah Road, EN2.

Set within a picturesque and peaceful residential setting, the property is ideally located for access to a range of local shops, amenities and transport links. Commuters will appreciate the excellent transport connections, with local bus routes within easy reach and Enfield Chase Station (Moorgate Line) approximately 0.3 miles away.

Enfield Town Centre is also within close proximity, offering an excellent selection of shops, cafés, restaurants and everyday amenities, providing everything needed for convenient day to day living.

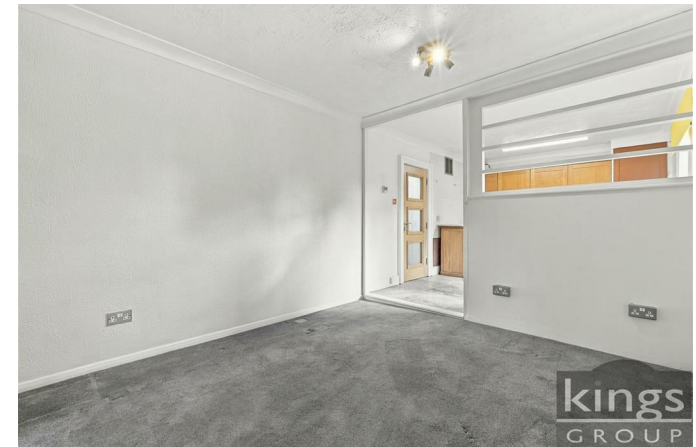
The accommodation comprises a fitted kitchen leading into a versatile living/sleeping area, a three piece bathroom suite and a large storage cupboard. Further benefits include well maintained communal gardens, gas central heating and double glazing throughout.

Offering an excellent opportunity for both owner occupiers and investors alike, this property represents a fantastic opportunity to acquire a home in a desirable North London location.

Offers In The Region Of £135,000



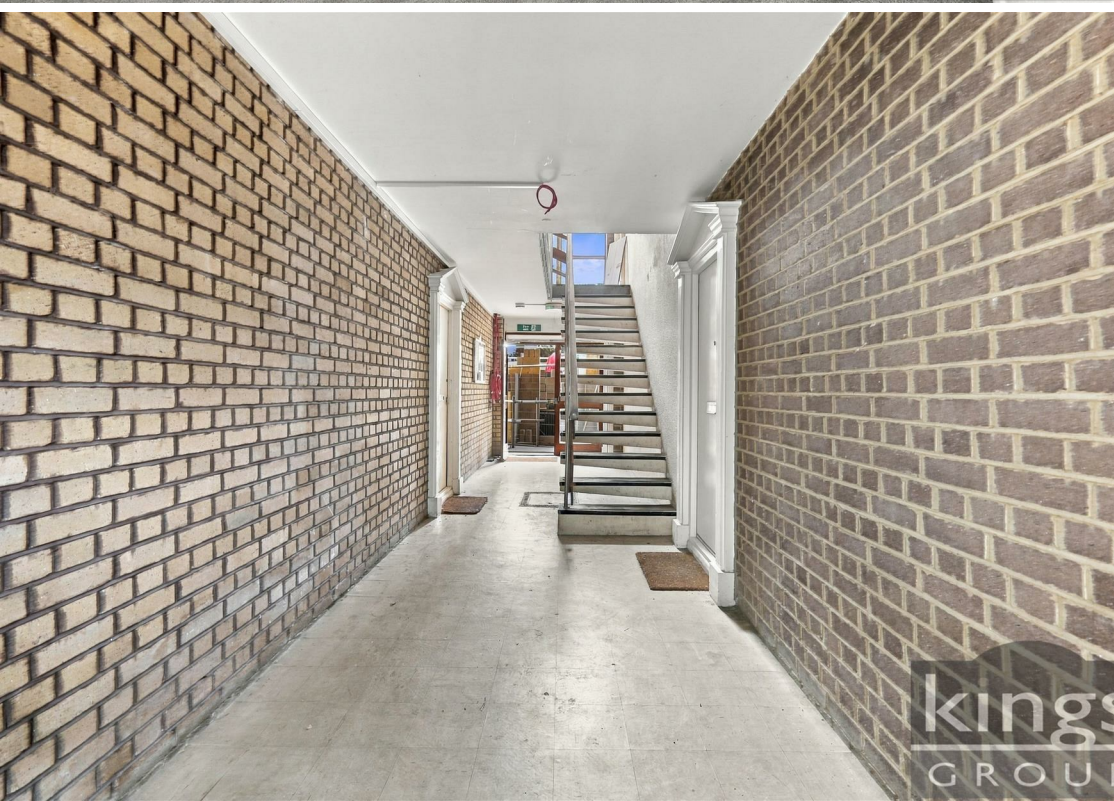
- Chain Free
- A Well Presented Ground Floor Studio Flat, Offering a Blank Canvas For the Next Owner to Make Their Own
- A Bright Dual-Aspect Open-Plan Kitchen, Living and Sleeping Area
- Conveniently Positioned For Commuters, with Local Bus Routes Nearby & Enfield Chase Station(Moorgate Lane) Approximately 0.3 Miles Away
- Gas Central Heating and Double Glazed Throughout
- Cash Buyers Only- 42 Year Lease Term Remaining
- Well Kept Communal Gardens
- Set Along a Highly Sought-After Residential Road in EN2, Renowned For its Strong Residential Appeal
- Within Easy Reach of Enfield Town Centre, with its Diverse Selection of Restaurants, Shops & Amenities, Including Enfield Town Library
- A Fantastic Investment Opportunity, Offering Excellent Potential & Not to be Missed







kings
GROUP



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		
(1-40) 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	



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.

25 Silver Street, Enfield Town, Middlesex,
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

