

London Road, Enfield, EN2 6EP



£300,000

Kings Group- Enfield Town are excited to offer this rare opportunity to acquire this One Bedroom Period Converted Flat located on the lower ground floor of a stunning Victorian building.

The property is within close proximity to transport links including Enfield Town Station which offers links directly into Liverpool Street Station, Enfield Chase Station is also within walking distance. It is easy access to Enfield Town Park and Enfield Town Shopping Centre.

The accommodation comprises spacious lounge with a stunning bay window, modern fitted kitchen, Storage/Utility Area, one double bedroom with French doors leading directly to the communal garden, bathroom and off street parking for one vehicle.

Lounge

17'9 x 14'40 (5.41m x 4.27m)

Bay Sash Window to front aspect, Coved ceiling, Dado rail walls, Double Radiator, Laminate flooring, Phone & power points

Kitchen

9'5 x 6'5 (2.87m x 1.96m)

Double glazed window to side aspect, Single radiator, Tiled flooring, Tiled splash backs, Base & wall units with flat top work surfaces, Integrated electric cooker, Induction hobs, Integrated chimney style extractor hood, Sink with drainer unit, Space for fridge freezer

Bedroom

13'3 x 12'1 (4.04m x 3.68m)

Coved ceiling, Ceiling rose, Dado rail walls, Double radiator, Laminate flooring, Power points, French doors leading to communal gardens

Bathroom

6'3 x 5'3 (1.91m x 1.60m)

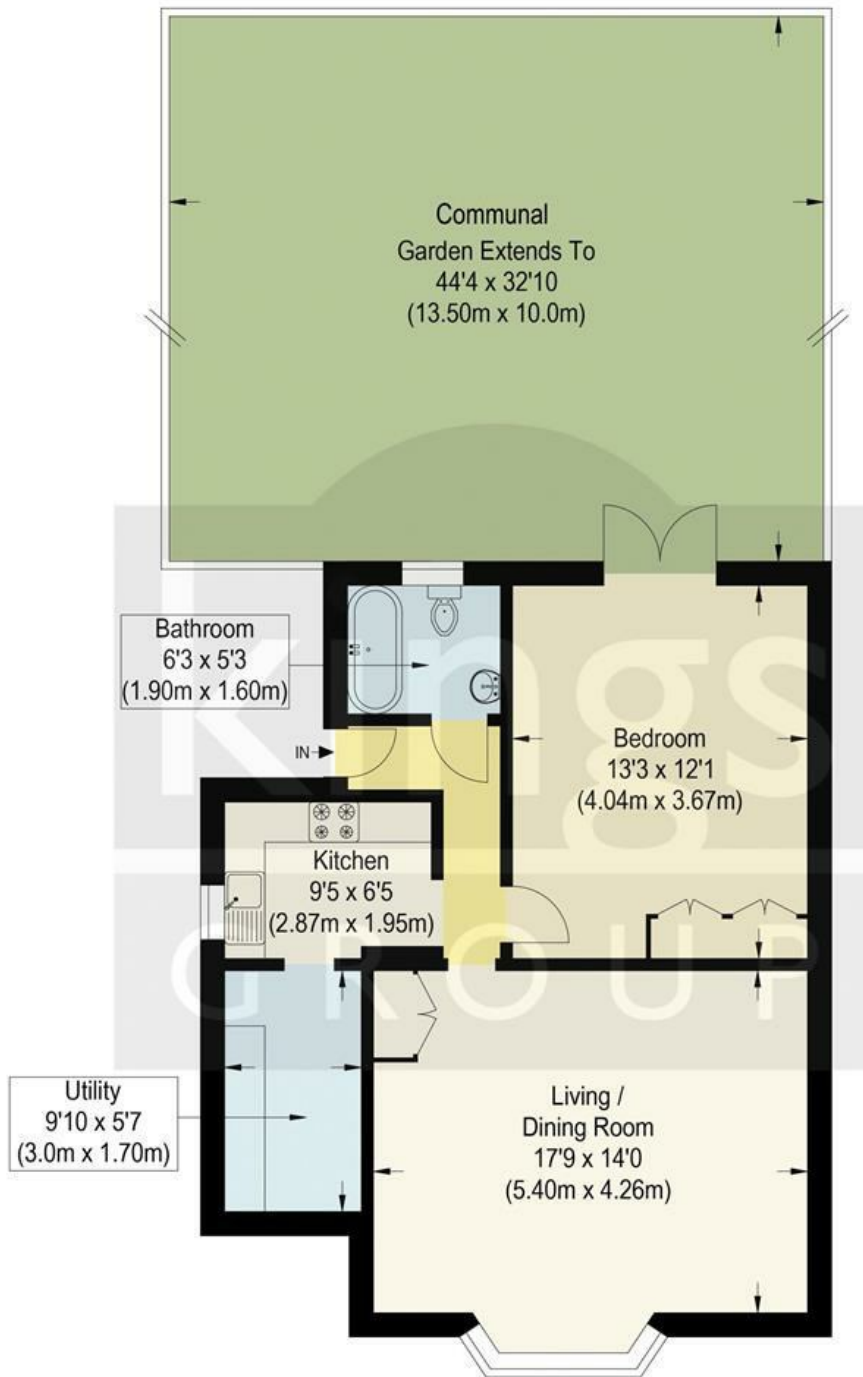
Double glazed opaque window to rear aspect, Part tiled walls, Tiled flooring, Extractor fan, Panel enclosed bath with shower attached, Pedestal wash basin, WC with lower level flush

Utility/ Storage Area

9'10 x 5'7 (3.00m x 1.70m)

Single Radiator, Plumbing for washing machine & dryer, Ample storage





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Approximate Gross Internal Floor Area : 60.20 sq m / 647.98 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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			
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