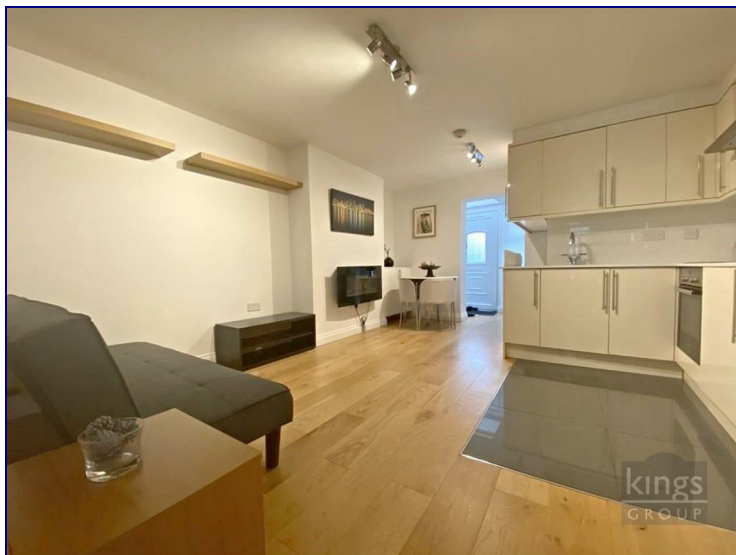


**London Road, Enfield, EN2 6EB**



**£245,000**

Kings Group - Enfield Town are proud to present this CHAIN FREE TWO BEDROOM MAISONETTE which comprises of a double bedroom, a single bedroom, three piece shower room suite, fully fitted open plan kitchen/living area. The property is located within walking distance of Enfield Town Station offering fast links into London Liverpool Street with links to the underground (Victoria Line) at Seven Sister. In addition there is an abundance of local shops and amenities as well as great road links close by with the A10 / A406 and an abundance of buses which offers fast links to the surrounding areas.  
Early viewing is recommended - please call 020 8364 4118 to book an appointment

### **Hallway**

Double glazed window to front, skylight, power points.

### **Kitchen / Living Area**

**15'7 x 13'3 (4.75m x 4.04m)**

Range of base and wall units with flat top work surfaces, sink and drainer unit, integrated electric oven / hob, integrated chimney style hood extractor, integrated washing machine, power points, wood flooring.

### **Shower Room**

Spotlights, tiled splash backs, shower cubicle, wash hand basin with vanity unit, under, low level W.C, extractor fan, lino flooring.

### **Bedroom One**

**9'9 x 10'2 (2.97m x 3.10m)**

Double glazed window to rear, storage heater, fitted wardrobes, power points, wood flooring.

### **Bedroom Two**

**10'5 x 5'3 (3.18m x 1.60m)**

Double glazed opaque window to front, storage heater, power points, wood flooring.



MID FLOOR  
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 40.0 sq.m. (431 sq.ft.) approx.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	76	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	77	78



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