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25 Silver Street  
Enfield Town EN1 3EF  
Tel: 0208 364 4118

**Cobham Close, Enfield, EN1 3SD**  
**£250,000**

Kings Group - Enfield Town are delighted to offer this beautifully presented ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT which is located within walking distance of Enfield Town Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. The A10 / A406 / M25, all of which offer good road links to the surrounding areas are just a short drive away. Local shops and amenities including Enfield's Retail Parks are easily accessible. In our opinion this property would make an ideal first time or investment purchase. The accommodation comprises lounge, fitted kitchen, double bedroom and bathroom. There are the added benefits of allocated and visitor parking along with communal gardens. Early viewing is recommended - call us today on 0208 364 4118 to book an appointment to view.

### Entrance Hallway

Coving to ceiling, two built in storage cupboards, single radiator, power points, stripped wood flooring.

### Lounge

**18'89 x 12'20 (5.49m x 3.66m)**

Double glazed window to front aspect, coving to ceiling, TV point, telephone point, power points, stripped wood flooring.

### Fitted Kitchen

**10'94 x 6'0 (3.05m x 1.83m)**

Double glazed window to front aspect, range of base and eye level units with roll top work surfaces, electric oven, gas hob, extractor hood, stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for fridge freezer, plumbing for washing machine, power points, lino flooring.

### Bedroom

**13'89 x 10'15 (3.96m x 3.05m)**

Double glazed window to front aspect, single radiator, built in wardrobes, power points, stripped wood flooring.

### Bathroom

**6'71 x 6'17 (1.83m x 1.83m)**

Three piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, tiled walls, heated towel rail, inset spot lights, lino flooring.

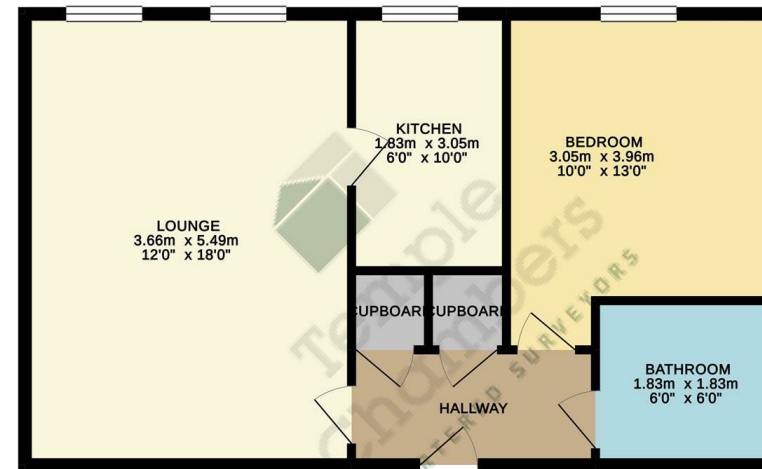
### Additional Information

One allocated parking space, visitors parking, security entry phone system.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>77</b>               | <b>77</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 |           |

| 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>  | <b>79</b>               | <b>79</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 |           |

GROUND FLOOR 59.3 sq. m.  
( 638 sq. ft. )



TOTAL FLOOR AREA: 59.3 sq. m. ( 638 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 misstatement. 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 is given as to their operability or efficiency can be given.

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