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

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.

Internal viewing is recommended - call 0208 364 4118 to book an appointment.

Lease- 86 Years Remaining  
No Service Charge  
Ground Rent- £75 every 6 months



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**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)**

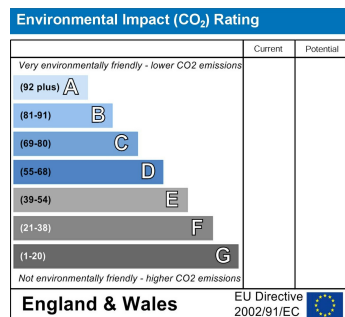
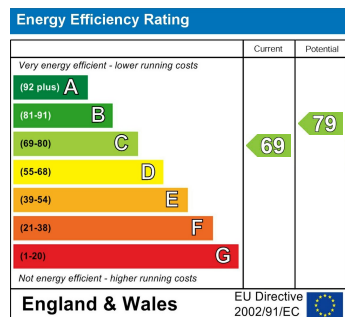
Coved ceiling, Ceiling rose, Dado rail walls, Double radiator, Laminate flooring, Power points, French doors leading to communal gardens

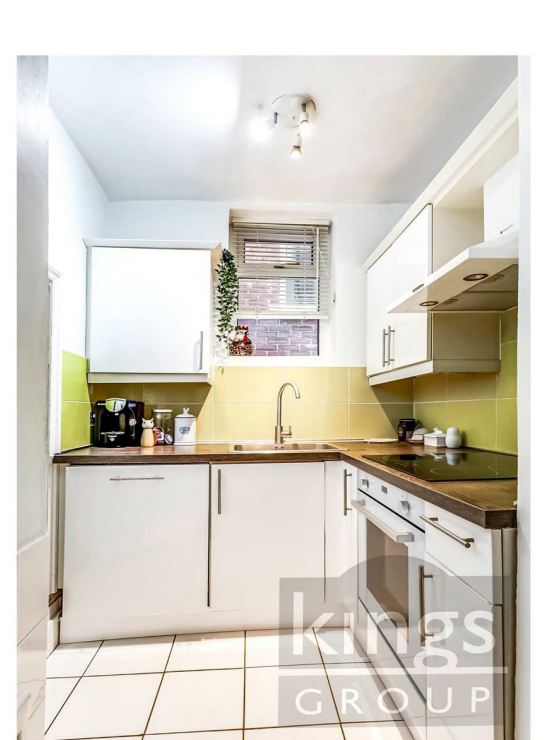
**Bathroom**  
**6'3 x 5'3 (1.91m x 1.60m)**

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







A blue and silver toaster sits on the white countertop.

A silver microwave oven is positioned on the countertop below the toaster.

A white Zanussi washing machine is integrated into the kitchen unit below the countertop.

A vertical pillar of red bricks is located on the left wall, next to the countertop.

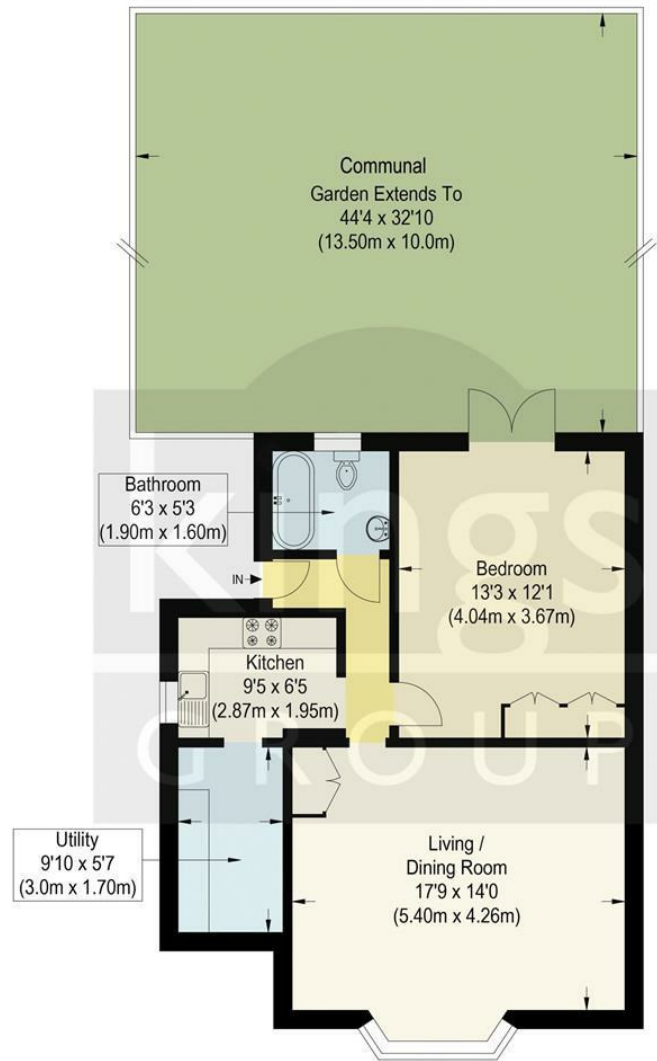
Yellow shelves are mounted on the right wall, holding various kitchen items including a yellow bottle, glass jars, and decorative plates.

A wicker basket on a lower shelf contains several green cucumbers and other produce.

A doorway at the end of the hallway leads to another kitchen area with white cabinets and a green backsplash.

Three small decorative items, including a horse silhouette, are mounted on the wall above the doorway.

A large, semi-transparent watermark reading "Kings GROUP" is overlaid on the bottom right portion of the image.



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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.

