



www.kings-group.net

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

Landseer Road, Enfield, EN1 1DP
£325,000

- PEPPERCORN GROUND RENT - NO SERVICE CHARGE
- SHARE OF FREEHOLD
- SHED WITH POWER
- SOLE USE OF THE REAR GARDEN
- DOUBLE GLAZING THROUGHOUT

- 1 BED GROUND FLOOR MAISONETTE
- PLANNING PERMISSION GRANTED TO CONVERT TO A 2 BEDROOM MAISONETTE
- NEW FRONT DOOR AND BOILER
- CLOSE TO BUSH HILL PARK STATION
- IDEAL FIRST TIME PURCHASE OR INVESTMENT

Kings Group - Enfield Town are delighted to offer this ONE BEDROOM FLAT WITH PLANNING PERMISSION FOR A TWO BEDROOM.

wall and base units with roll tops, integrated electric oven and gas hob, hood extractor, space for fridge freezer, plumbed for washing machine, integrated dishwasher, spotlights, power points.

This property is located within walking distance of Bush Hill Park over ground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters.

Bedroom
13'7 x 8'11 (4.14m x 2.72m)

Double glazed window to the front aspect, spotlights, double radiator, wood flooring, fitted wardrobe, power points.

This ideal first time purchase with planning permission falls within the catchment areas of some of Enfield's most sought after schools including Bush Hill Park Primary and George Spicer Primary School.

Bathroom
Spotlights, tiled walls, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with shower attachments, pedestal wash basin, low level W.C.

The accommodation comprises a spacious lounge, fitted kitchen, one double bedrooms. This property has sole use of the rear garden with a shed with full power.

Garden
Power points, west facing, mainly laid to lawn, lighting, water tap.

Early viewing is recommended - call us today on 0208 364 4118 to book an appointment to view.

Entrance
Under stairs storage, spotlights, wood flooring, smoke alarm, power points.

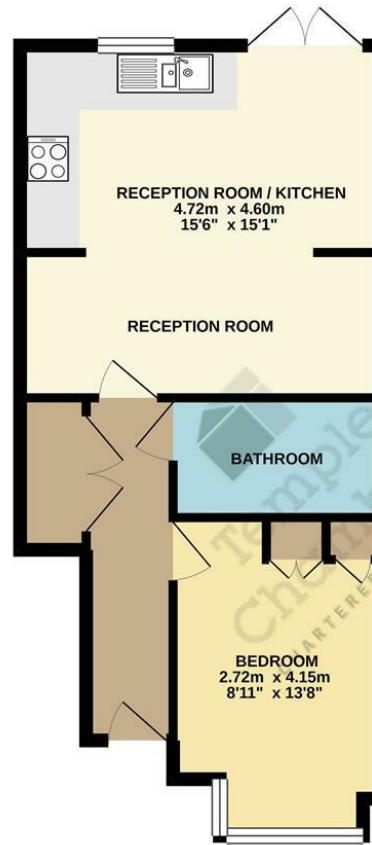
Reception Room / Kitchen
15'6 x 15'1 (4.72m x 4.60m)
Reception Room - Double glazed window to the rear aspect, spotlights, two double radiators, wood flooring, phone points, power points, TV points, double glazed door leading to rear garden, smoke alarm.

Kitchen - Wood flooring, tiled splash backs, range of





GROUND FLOOR
43.5 sq.m. (468 sq.ft.) approx.



TOTAL FLOOR AREA: 43.5 sq.m. (468 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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