

Stanley Road, EN1 1NG
Enfield





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This charming two-bedroom first-floor maisonette offers a fantastic opportunity for first-time buyers and investors alike. Featuring two well-sized double bedrooms, the property boasts a spacious living room, perfect for relaxing or entertaining guests. The fitted kitchen provides ample storage and work surface space, ideal for home cooking. The shower room is well-appointed for your convenience.

The property is offered chain-free, with a new lease of 99 years granted upon completion, providing peace of mind for years to come. Located within walking distance of Enfield Town Centre, you'll find an array of shops, restaurants, and amenities just a short stroll away. For commuters, Enfield Town Station is within close proximity, offering direct access into the city, making this an ideal location for both work and leisure.

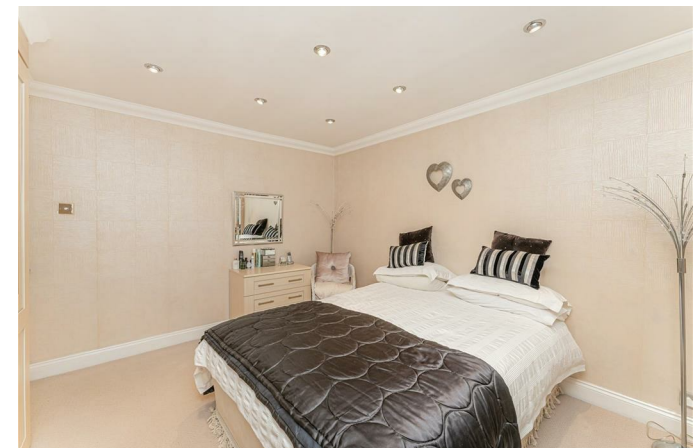
Don't miss the chance to view this lovely maisonette in a prime location.

Council Tax Band: C
Construction Type: Standard (Brick, Tile)
Flood Risk- Rivers & Seas: Very Low, Surface Water: Low

£350,000



- Chain Free
- New 99 Year Lease Upon Completion
- Spacious Reception Room
- Within Close Proximity of Transport Links Including Local Bus Routes and Enfield Town Station(0.3 miles)
- Well Maintained Communal Gardens
- Two Double Bedroom First Floor Maisonette
- Well Equipped Fitted Kitchen
- Loft Access
- Walking Distance to Enfield Town Centre Which Boasts an Array of Shops and Restaurants to Enjoy
- Ideal First Time Purchase or Investment Opportunity





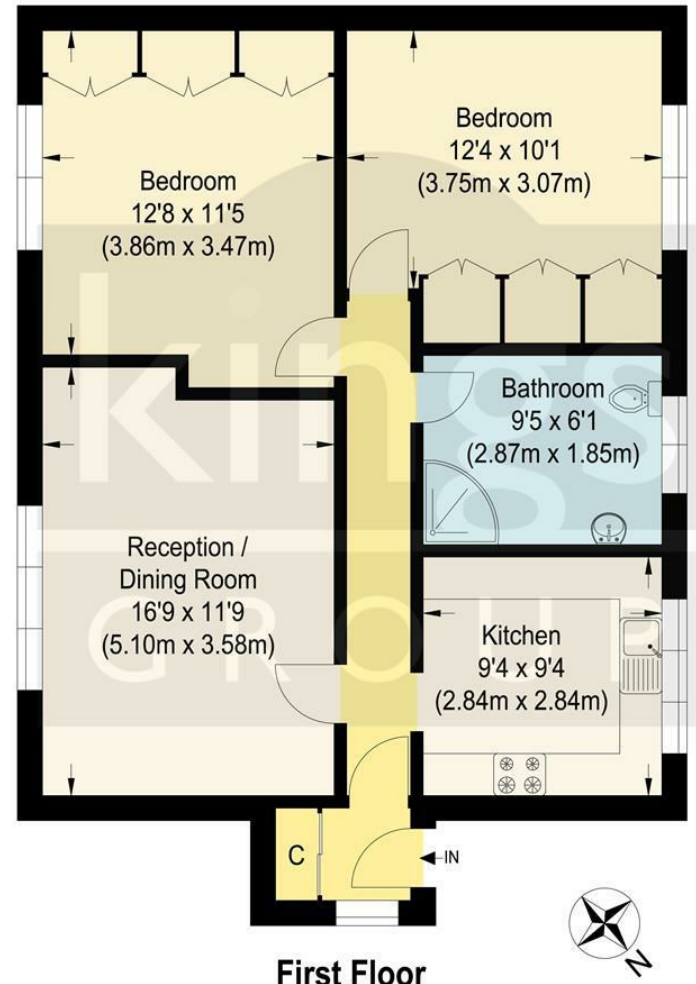


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



First Floor
Garland, Stanley Road

Approximate Gross Internal Floor Area : 69.10 sq m / 743.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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