

Eaton Road, EN1 1GU
Enfield

kings GROUP


kings
GROU

Eaton Road, EN1 1GU

A superb two double bedroom apartment offering a perfect blend of style, space and convenience, ideally positioned within the highly sought after Wenlock House development, just moments from the vibrant Enfield Town Centre. This impressive second floor flat has been thoughtfully designed to provide modern living throughout, featuring a naturally bright and airy reception room that seamlessly flows into a modern fitted kitchen/diner. Enhanced by high ceilings, the open-plan layout creates an inviting and versatile space, ideal for both relaxing and entertaining.

The accommodation further comprises two generously sized double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room, alongside a separate three piece family bathroom. The property is complemented by a secure entry phone system, lift access, secure underground parking, gas central heating and double glazing throughout, providing comfort, convenience and peace of mind. The property can be offered fully furnished, providing the new homeowners with a seamless, move in-ready experience and the convenience of enjoying the home from day one.

With everything you need close by, residents can take advantage of the excellent amenities of Enfield Town Centre, including Tesco, a wide selection of high street shops, cafés, restaurants and dining options.

Offered to the market chain free, the property is ideally located just 0.2 miles from Enfield Town Station, providing direct access into Liverpool Street Station in approximately 35 minutes. Families will also benefit from being within the catchment area of several highly regarded schools, including George Spicer Primary School, Enfield Grammar School and St Andrew's CofE Primary School.

Offers Over £350,000

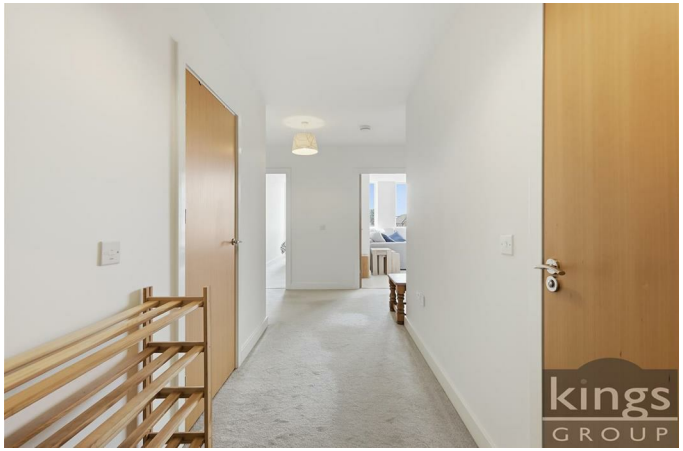


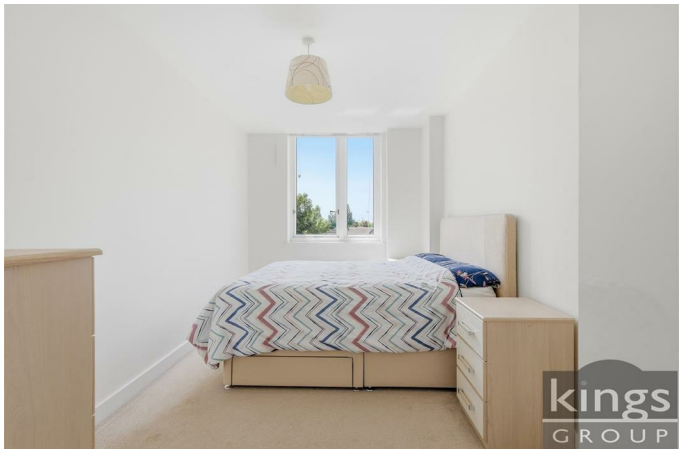






- Chain Free
- Secure Underground Allocated Parking
- Benefitting From a Stylish En-Suite Shower Room to the Principal Bedroom & a Three Piece Family Bathroom
- The Furniture Can be Included in the Sale if Desired
- Situated Moments From the Vibrant Enfield Town Centre, Offering a Fantastic Choice of Shopping, Dining & Everyday Conveniences
- A Beautifully Presented Two Double Bedroom Second Floor Flat, Situated Within the Highly Sought After Wenlock House Development
- A Spacious and Inviting Living Area Leading Seamlessly into a Modern Fitted Kitchen/Diner
- Lift Access
- Ideally Located Within Walking Distance of Local Bus Routes and Enfield Town Station(0.2 miles)
- Perfectly Placed For Families, With a Choice of Respected Local Schools Nearby, Including George Spicer Primary School & Enfield Grammar School








kings
GROUP

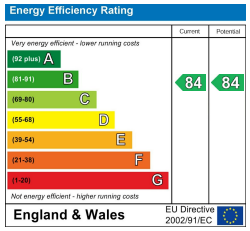


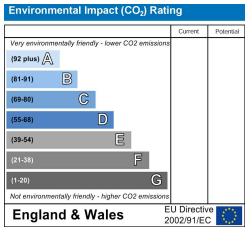


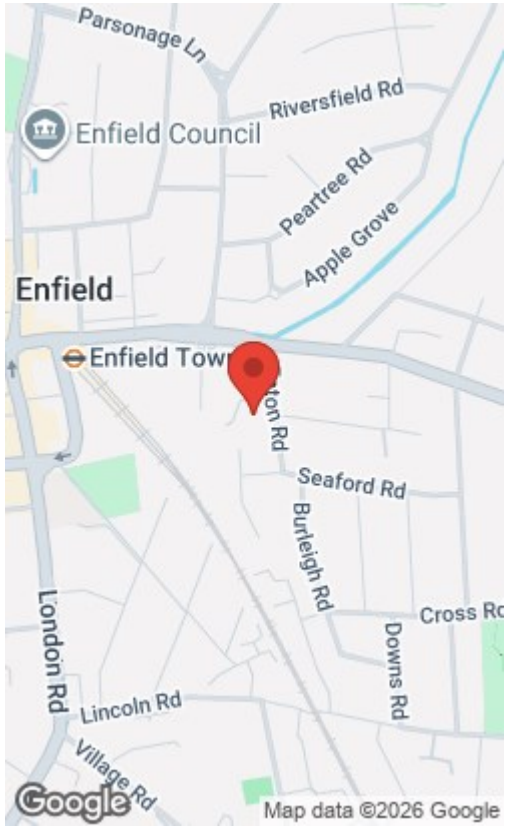





Except cycles







Second Floor

Approx. 74.7 sq. metres (804.3 sq. feet)



Total area: approx. 74.7 sq. metres (804.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | www.modephoto.co.uk

Plan produced using PlanUp.

Wenlock House

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.

25 Silver Street, Enfield Town, Middlesex, EN1 3EF
T: 0208 364 4118
E:
www.kings-group.net