



Cobham Close, EN1 3SU
Enfield





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KINGS GROUP Enfield Town are delighted to present this beautifully presented two double bedroom first floor flat, set within the ever-popular residential cul-de-sac of Cobham Close. Ideally positioned just a short distance from Enfield Town Centre, the property offers immediate access to a wide range of local shops, eateries, and everyday amenities.

Perfect for first time buyers, young families, and investors alike, this well located home boasts excellent transport links, including local bus routes as well as Southbury Station (0.5 miles) and Enfield Town Station (0.7 miles) both providing direct access into the City. The property also falls within the catchment area for several highly sought-after schools, including George Spicer Primary School, Kingsmead School, and Bush Hill Park Primary School.

Internally, the accommodation comprises a naturally bright and airy living room offering direct access to a private balcony with stunning views over Enfield Playing Fields, a well equipped fitted kitchen, and two generous double bedrooms, with the master boasting its own en-suite shower room. A three piece family bathroom and ample storage further enhance the space.

Additional benefits include allocated parking with visitor bays, lift access, and a security entry phone system, ensuring convenience and peace of mind throughout.

A beautifully maintained home in a highly desirable location-early viewing is strongly recommended.

Lease ends 01/11/2124 (99 Years)
Service Charge Per 6 Months £1331

Offers In Excess Of £335,000



- A Spacious Two Double Bedroom First Floor Flat
- Allocated Parking and Visitors Bays Available
- Fitted Kitchen
- Ample Storage Space
- Security Entry Phone System

- Balcony With Views Over Enfield Playing Fields
- A Naturally Bright and Airy Reception Room
- En-Suite Shower Room and a Three Piece Family Bathroom
- Lift Access
- Double Glazed Throughout and Gas Central Heating





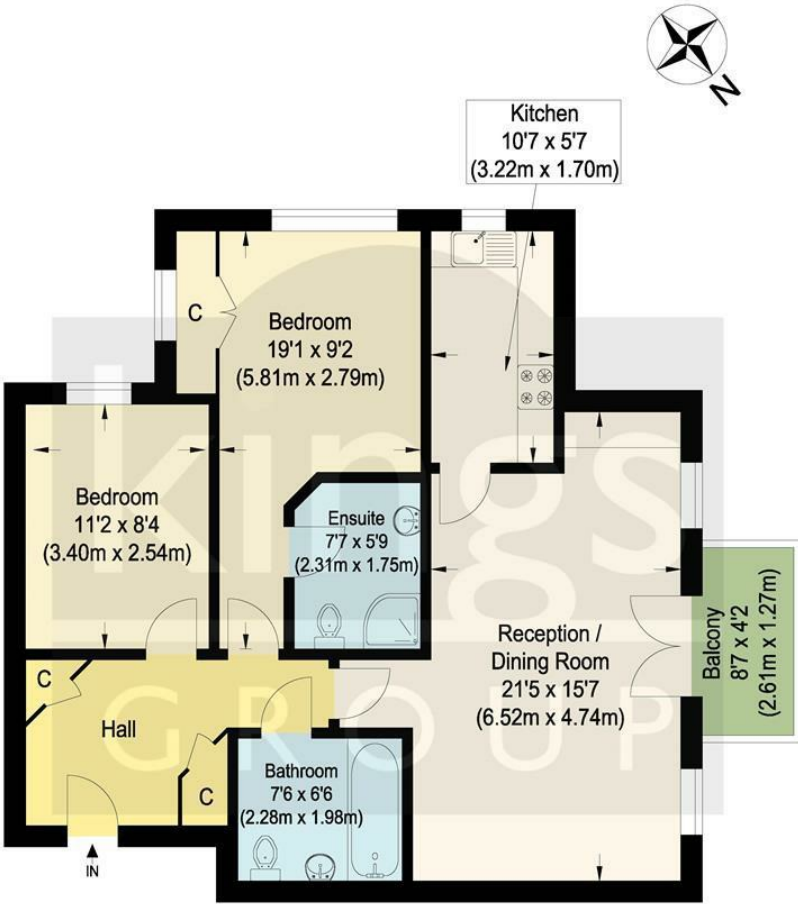
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| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (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 | | |
| (29-38) F | | | (29-38) F | | |
| (1-28) G | | | (1-28) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |



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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