



kings

www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
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Government Row, Enfield, EN3 6JN
Offers In The Region Of £1,200,000

****POTENTIAL TO BUILD A FURTHER 3 HOUSES STP**** An outstanding opportunity to purchase this unique and rare addition FOUR BEDROOM DETACHED house to the market. Situated on this quite and exclusive private road backing on directly to the River Lea Relief Channel and to the front the Canal. A SERENE RIVERSIDE LOCATION and would make a wonderful home with its BREATH-TAKING views. Located approximately 0.5 miles from Enfield Lock BR station which has direct lines to Tottenham Hale Station (with access to the Victoria line) and LONDON LIVERPOOL STREET. With the opportunity for FURTHER DEVELOPMENT stp this wonderful home also benefits from High Ceilings, Oozes Character, A Stunning Bright & Modern Fitted Kitchen Diner, Ground Floor W/C, First Floor Four Piece Bathroom Suite, Utility Room, Three Generous Size Bedrooms, Double Glazed & Gas Central Heating. This exceptional opportunity has a large rear EAST FACING garden which is well maintained. Internal viewings are highly recommended.



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

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





King's
GROU



Ground Floor

First Floor

Government Row, EN3

Approximate Gross Internal Floor Area : 208.20 sq m / 2241.04 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.