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Harston Drive, Enfield, EN3 6GG  
Offers In The Region Of £239,995



**\*\*118+ YEAR LEASE\*\*** KINGS GROUP Are delighted to offer this Rarely available ONE BEDROOM FLAT SITUATED in Enfield Island Village. This Well Presented Property is Situated within close proximity to Enfield Lock Station offering great access into TOTTENHAM HALE & LONDON LIVERPOOL STREET. This block boasts from exceptional ORIGINAL CHARACTER, also benefiting from an onsite Gym, Tesco, Nursery and other Convenient shops. This Flat also offers Communal Grounds, Parking, One Double Bedroom And a Fitted Kitchen. In our opinion this would make an ideal First Time Buy or Buy To Let Opportunity.

## COMMUNAL ENTRANCE TO

## COMMUNAL HALLWAY

With stairs to first floor

## OWN FRONT DOOR TO:

## HALLWAY

With storage cupboard and doors to:-

## BEDROOM

**13'11 x 10'7 (4.24m x 3.23m)**

With double glazed windows to front, electric heater, built-in wardrobes, power points, laminated wood style flooring.

## BATHROOM

**7'5 x 6'0 (2.26m x 1.83m)**

With part tiled walls, panel enclosed bath with electric shower over, wall mounted wash basin with mixer tap, low level W.C, extractor fan, tiled flooring.

## RECEPTION ROOM

**14'9 x 10'1 (4.50m x 3.07m)**

With double glazed window to rear, TV point, power points, electric heater, laminated wood style flooring.

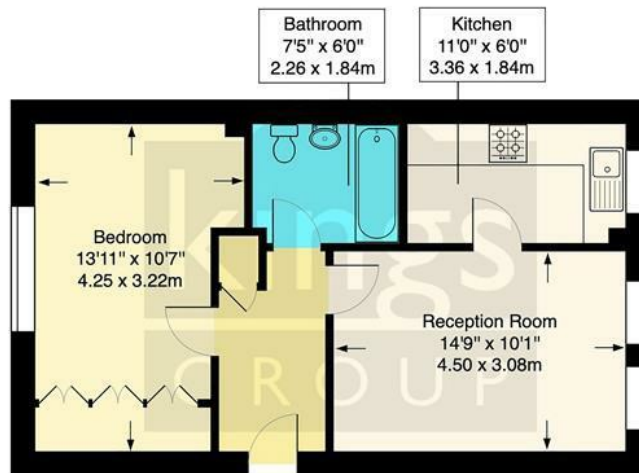
## KITCHEN

**11'0 x 6'0 (3.35m x 1.83m)**

With double glazed window to rear, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, integrated electric oven/hob and hood extractor, plumbed for washing machine, space for fridge/freezer, power points, laminated wood style flooring.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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First Floor

**Harston Drive, EN3 6GG**

Approximate Gross Internal Floor Area : 46.0 sq m / 495 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



