



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
Tel: 020 8805 5959

Government Row, Enfield, EN3 6JN
Offers In The Region Of £485,000

KINGS GROUP offer a Serene Riverside Setting, Three-Bedroom Character Home with Stunning Views and situated within a Private Road. Set in a truly idyllic location, this striking three-bedroom home is positioned on a tranquil private road, offering breathtaking views of the River Lea to the front and the River Lea Relief Channel to the rear. A rare opportunity, the property combines natural beauty with charm and modern convenience, making it a unique offering in the market.

The home is flooded with natural light thanks to the beautiful sash-style double glazed windows, which perfectly complement the character and warmth of the interior. Inside, the accommodation includes a spacious open-plan reception and dining area, a fitted kitchen equipped, three-piece family bathroom. Additional features include gas central heating and a Garage-En-Bloc, offering both practicality and comfort.

The property also boasts a generous 50ft (approx.) south-east facing rear garden, providing the perfect outdoor space to relax or entertain, with direct access to the canal and fishing rights—a true haven for nature lovers.

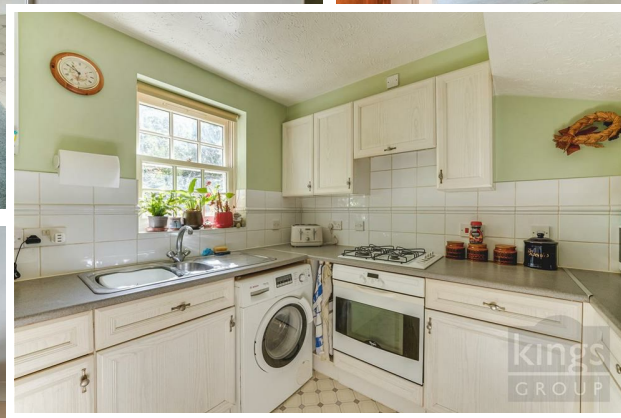
Located just 0.5 miles from Enfield Lock Station, the home benefits from excellent transport links with direct services to Tottenham Hale (Victoria Line) and London Liverpool Street, making it ideal for commuters.

This is a truly exceptional riverside home that combines character, location, and lifestyle. Internal viewings are highly recommended.

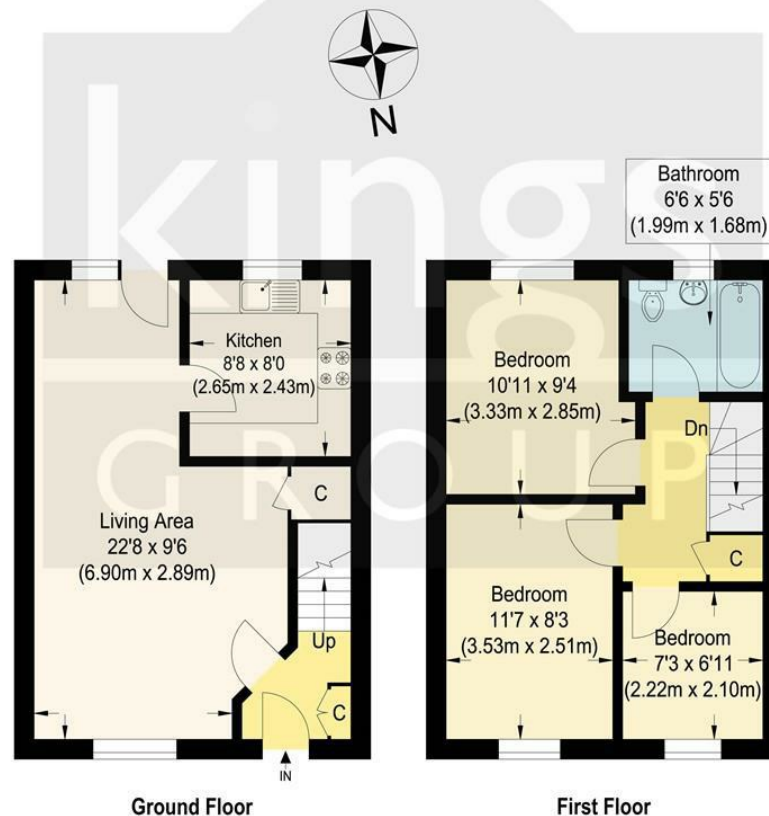


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	







Government Row

Approximate Gross Internal Floor Area : 65.8 sq m / 708.26 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

