



www.kings-group.net

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

Garfield Road, Enfield, EN3 4RT
Offers In The Region Of £285,000

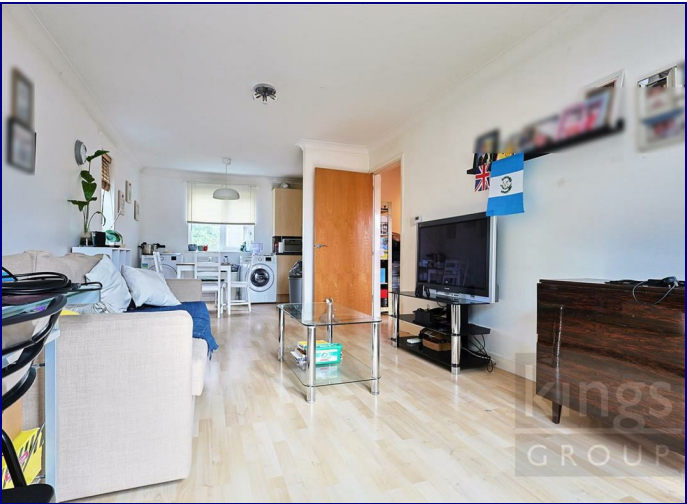
This beautifully presented two-bedroom flat, set on the first floor of a purpose-built block, combines generous living space with enviable outdoor features. The bright and welcoming lounge and dining room is the heart of the home, enhanced by a Juliet balcony that floods the space with natural light. From here, doors open onto a private decked balcony — an ideal spot to enjoy your morning coffee, relax in the evening sun or entertain guests overlooking the communal gardens.

Both bedrooms are generously sized, making the property perfectly suited to couples, small families or professionals. The flat also offers the benefit of allocated parking and well-maintained communal grounds, ensuring both convenience and a touch of greenery.

Located in the ever-popular Ponders End, the property is just a stone's throw from a variety of local shops and everyday amenities. For commuters, Southbury Station is within easy reach, providing direct access into London Liverpool Street and making the journey into the city straightforward and stress-free.

With its unique combination of spacious interiors, dual balcony access and excellent transport links, this flat presents a lifestyle as well as a home. Early viewings are highly recommended.

Leasehold
168 Years Remaining
Service Charge £2,641.32 Inc Ground Rent
Flood Risk "Low"
Standard Construction



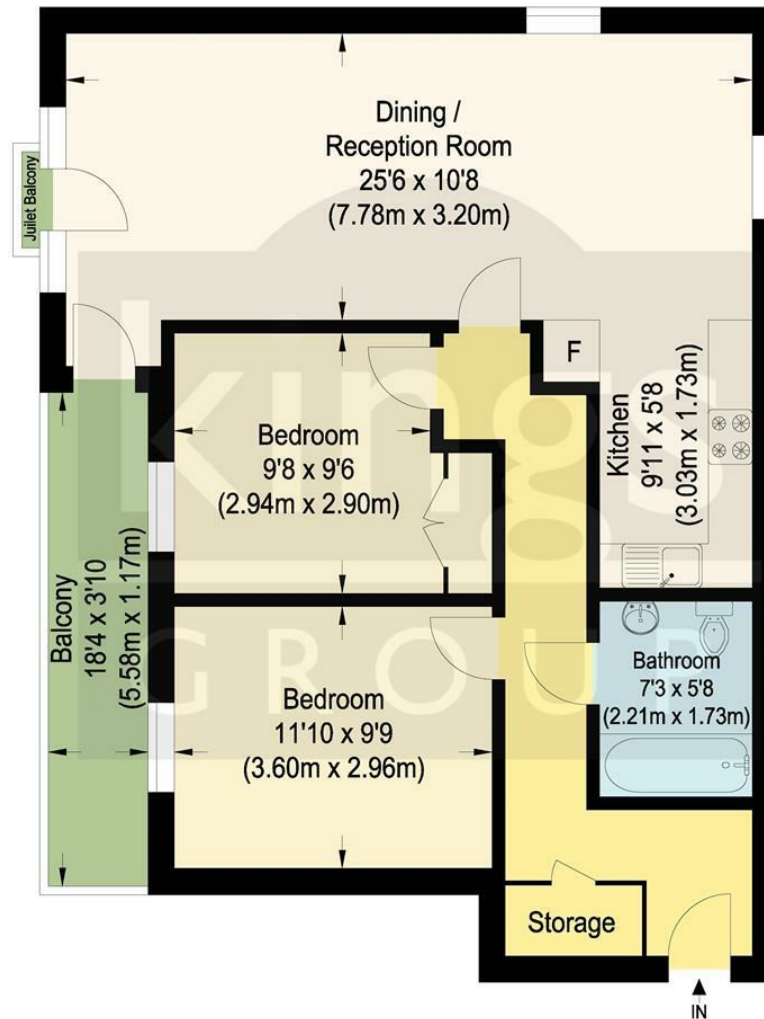
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

8282

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	







Approximate Gross Internal Floor Area : 69.20 sq m / 744.86 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

