



Government Row, EN3 6JN
Enfield





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KINGS GROUP are delighted to present this impressive FOUR-BEDROOM, CHAIN-FREE family home, enviably positioned within a PRIVATE GATED DEVELOPMENT on the highly desirable Government Row, Enfield. Offering approximately 1,220 sq. ft. of well-appointed accommodation, beautiful RIVER VIEWS and excellent transport connections, this is a home that truly deserves to be viewed.

The property offers generous and versatile living space arranged over multiple floors, making it ideally suited to growing families, professional buyers or investors. Internally, the home comprises FOUR WELL-PROPORTIONED BEDROOMS, TWO BATHROOMS and TWO SPACIOUS RECEPTION ROOMS, providing an excellent balance of living and entertaining space.

Presented in attractive decorative order throughout, the property has been well maintained and offers a warm, welcoming feel from the moment you enter.

One of the home's standout features is its position within a PRIVATE ROAD AND SECURE GATED DEVELOPMENT, offering an added sense of privacy and exclusivity. The setting is further enhanced by picturesque river views, creating a peaceful environment while remaining exceptionally well connected.

For commuters, the property is ideally positioned for access to Enfield Lock, Turkey Street and Brimsdown stations, providing convenient connections towards Central London. The location also offers excellent road links, with straightforward access towards Stansted, Luton and London City airports.

For investment buyers, the property is expected to command a rental income in the region of

Offers In The Region Of £525,000



- Chain-free sale
 - Approx. 1,220 sq. ft. of accommodation
 - Beautiful river views
 - Two bathrooms
 - Potential rental income of £2,750–£2,850 PCM
- Four-bedroom family home
 - Private and secure gated development
 - Two spacious reception rooms
 - Excellent transport links into London
 - Highly sought-after Government Row location

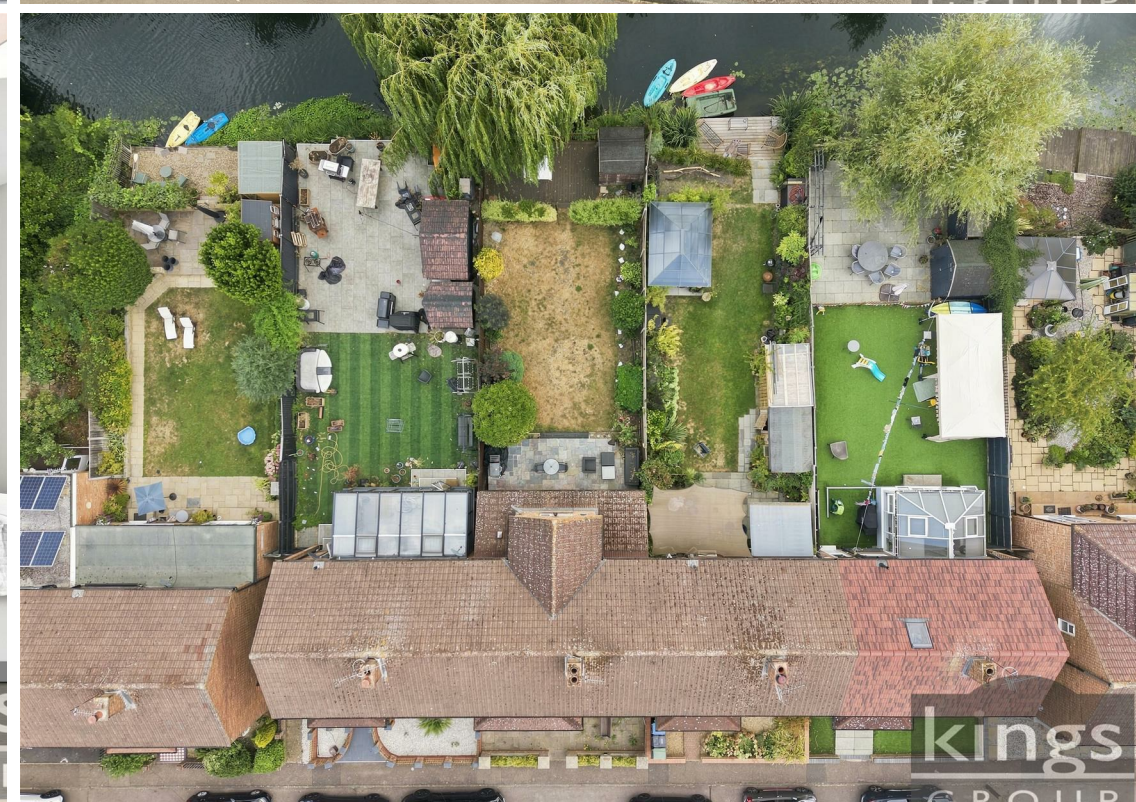




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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(29-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(29-54) E		
(21-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Total area: approx. 113.3 sq. metres (1220.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

Government Row

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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