



www.kings-group.net

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

Government Row, Enfield, EN3 6JW
Offers In The Region Of £550,000

- Charming two-bedroom Grade II listed home
- Excellent transport links, with Enfield Lock Station approx. 0.5 miles away (direct services to Tottenham Hale and London Liverpool Street)
- Beautiful blend of period character and modern comfort, including original-style fireplaces and gas central heating
- Two well-proportioned bedrooms plus a family bathroom
- Offered with no onward chain, presenting a rare opportunity to secure a unique riverside family home

KINGS GROUP offer a truly captivating three-bedroom Grade II listed home, rich in character and positioned in an enviably peaceful private road, enjoying uninterrupted views of the River Lea to the front and the Relief Channel to the rear. This rare setting offers a feeling of calm and privacy, while still benefiting from excellent transport links Enfield Lock Station is approximately 0.5 miles away, providing direct services to Tottenham Hale (Victoria Line interchange) and London Liverpool Street.

The property is filled with natural light, thanks to its charming sash windows, and beautifully combines period charm with modern comfort. The accommodation includes a generous reception room, separate dining room, a well-appointed kitchen, two bedrooms, a family bathroom, and a number of original-style fireplaces, complemented by gas central heating.

The impressive south-east facing rear garden (approx. 70ft) is a real highlight. Featuring a decked patio, mature planting, and a well-kept lawn. At the rear a decked terrace overlooking the water, offering direct river access and private fishing rights. This is a rare opportunity to acquire a unique riverside home in a highly sought-after setting. Early viewing is strongly recommended.

Presented with no onward chain, this property offers an excellent opportunity for a perfect family home.

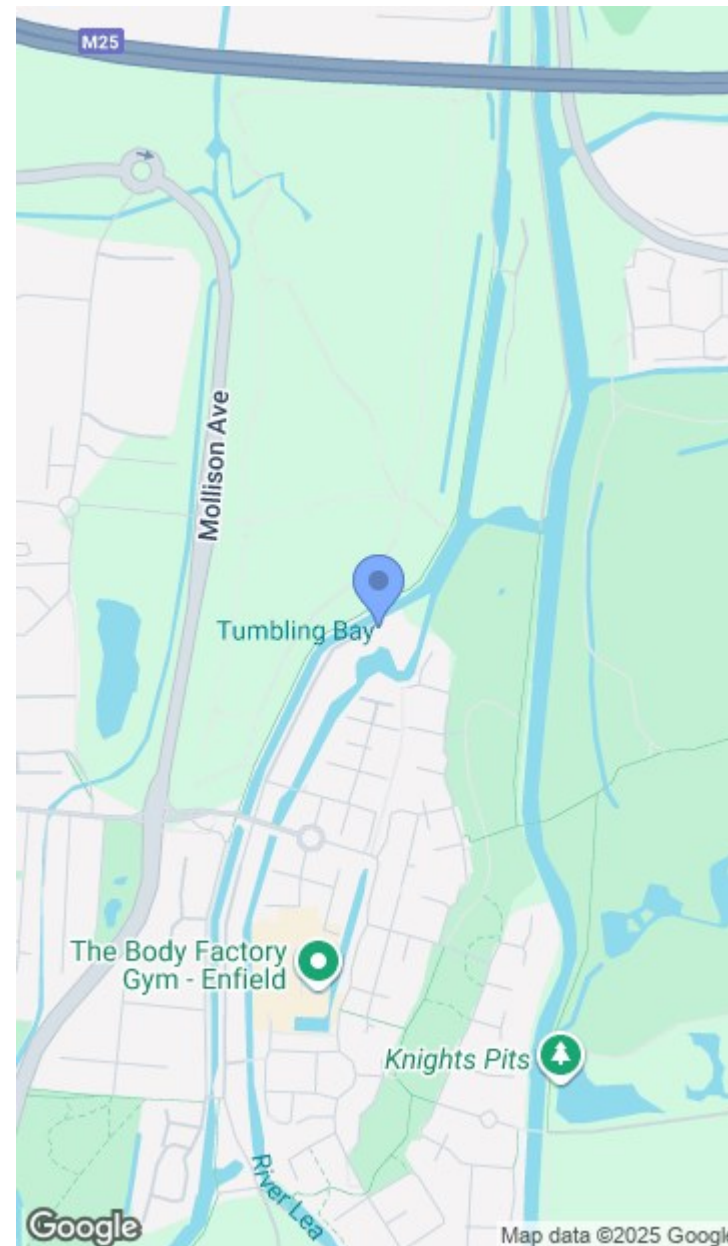
Freehold
Standard Construction
Freehold

EPC Rating E
Council Tax Band E

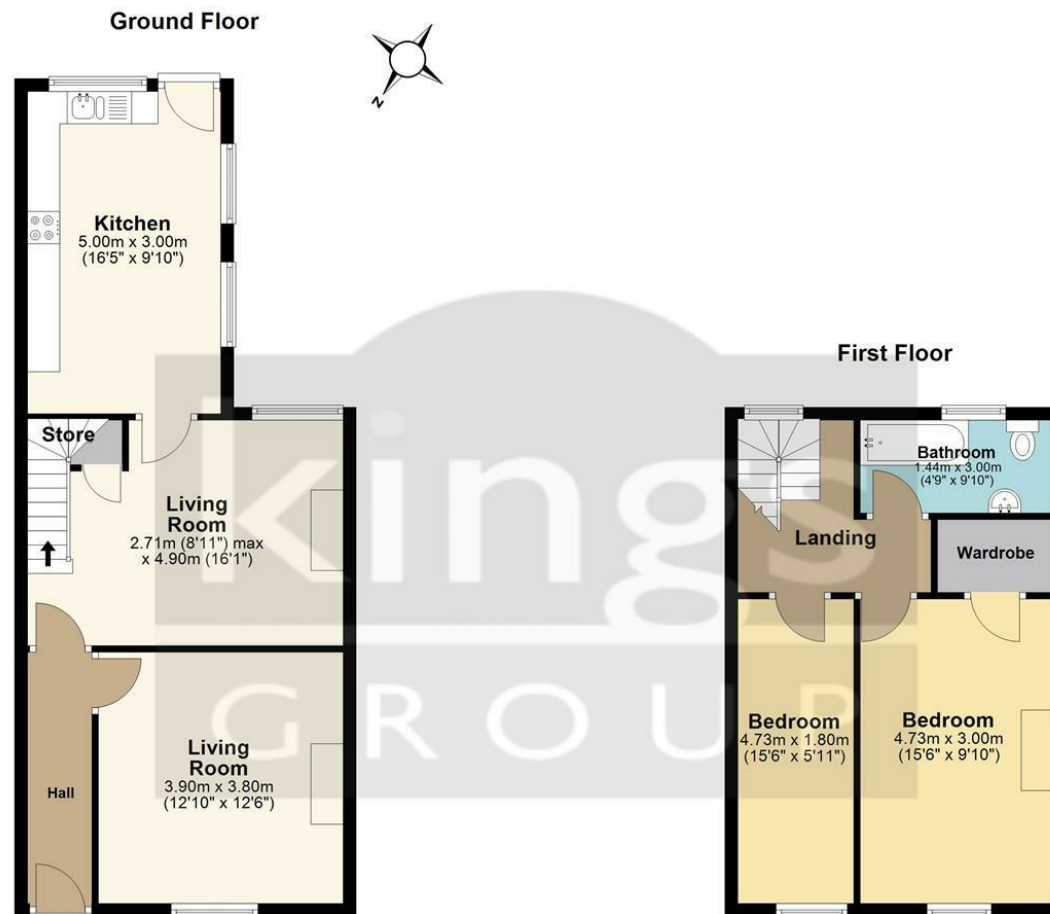
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

- Uninterrupted dual-aspect water views
- Abundant natural light throughout, enhanced by traditional sash windows
- Spacious accommodation featuring a generous reception room, separate dining room, and well-appointed kitchen
- Rear decked terrace with direct river access and private fishing rights
- Impressive 70ft south-east facing rear garden with decked patio, mature planting, and lawn







Total area: approx. 88.9 sq. metres (957.4 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.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp. □

Government Row



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

