



# Park Avenue, Enfield

£400,000

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- Attractive, Two Bedroom, First Floor, Period Conversion on Park Avenue EN1
- Private, Well Kept Garden Extending to 84ft
- Period Features Throughout
- Convenient for Bush Hill Park Station (Liverpool Street approx. 30 mins)
- In Catchment of Raglan Infant and Junior Schools (Outstanding) and Edmonton County Secondary School



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Havilands are pleased to present this ATTRACTIVE, TWO BEDROOM, FIRST FLOOR PERIOD CONVERSION on Park Ave EN1. Offering 712 sq ft of living space and attractive period features throughout, the property is comprised of stairs to first floor, reception room, separate kitchen, two bedrooms with built in wardrobes to the master bedroom and a bathroom. Outside the well kept garden extends to 84ft. Conveniently located for Bush Hill Park Station (Liverpool Street approx. 30 mins) and shops, restaurants and amenities of Enfield Town shopping centre. Ideal for families, the property is in catchment for Raglan School Infant and Junior schools (OUTSTANDING) and Edmonton County Secondary School.

Viewing highly recommended.

Council Tax Band: C (2025-26 £1,923.57)

Tenure: Leasehold

Lease Remaining: 170

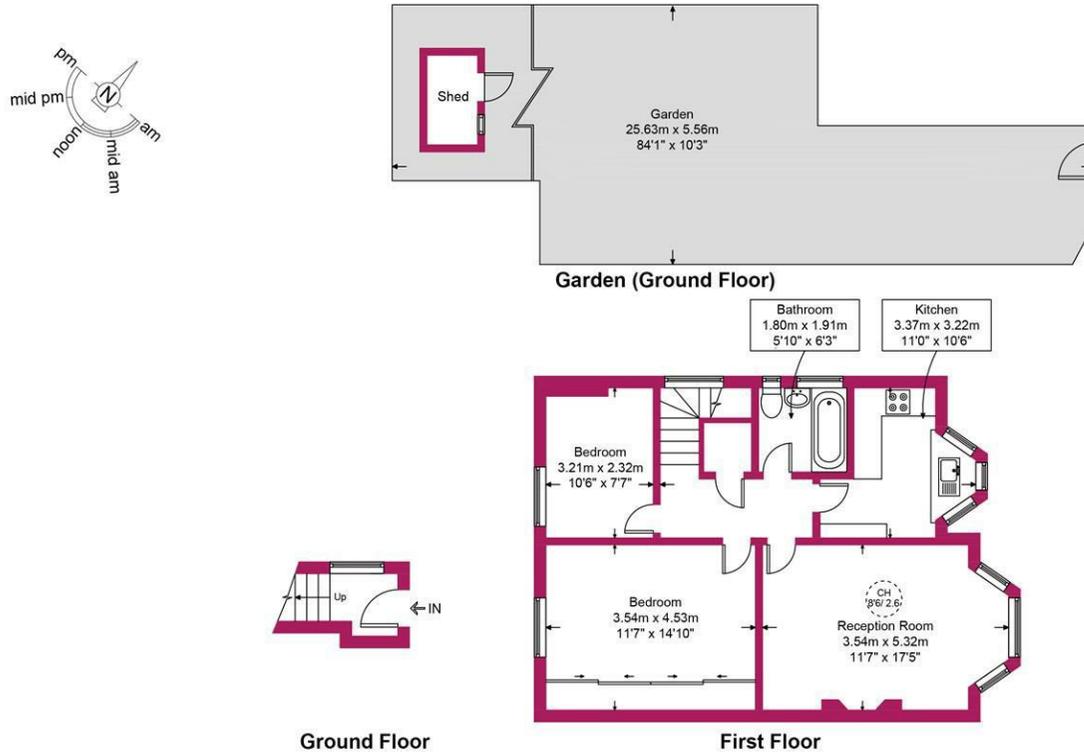
Service Charge: £0

Ground Rent: Peppercorn

For more images of this property please visit [havilands.co.uk](https://www.havilands.co.uk)

Park Avenue, EN1

Approximate Gross Internal Area = 712 sq ft / 66.21 sq m



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>		<b>61</b>
(39-54) <b>E</b>	<b>47</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	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



havilands | 020 8886 6262  
 come by and meet the team  
 30 The Green, Winchmore Hill, London, N21 1AY

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