



Woodfield Close, Enfield

£1,325 Per Month

Havilands

the advantage of experience



Havilands are pleased to offer this ONE BEDROOM APARTMENT in Woodfield Close, EN1. Nestled on the border of Bush Hill Park, this property is located on the second floor and is comprised of lounge, kitchen, bathroom and bedroom. Offered UNFURNISHED & AVAILABLE IMMEDIATELY, the property also benefits from communal parking. The apartment is situated walking distance to both ENFIELD TOWN & BUSH HILL PARK OVERGROUND STATIONS providing direct rail links to central London (Liverpool St approx 30 mins). Also within easy reach is the A10 providing road links to both the M25 & A406.

Within walking distance of the property are a number of local shops and amenities along London Road and central Enfield including Tesco supermarket. A short drive from the property is Colosseum Retail Park offering a wide range of both retail and leisure outlets including Cineworld. Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch.

Property Information:
Unfurnished
Available Immediately

- Freshly Painted Throughout
- Unfurnished
- Available Immediately
- Communal Parking
- Clean & Tidy Throughout
- Walking Distance to ENFIELD TOWN OVERGROUND STATION (Liverpool St. approx 30 mins)
- Close to Local Shops & Enfield Town Centre
- One Bedroom, Second (Top) Floor
- Ease of Access to A10 & A406





Havilands are pleased to offer this ONE BEDROOM APARTMENT in Woodfield Close, EN1. The property has been freshly painted and cleaned throughout. It is nestled on the border of Bush Hill Park, this property is located on the second floor and is comprised of lounge, kitchen, bathroom and bedroom. Offered UNFURNISHED & AVAILABLE IMMEDIATELY, the property also benefits from communal parking. The apartment is situated walking distance to both ENFIELD TOWN & BUSH HILL PARK OVERGROUND STATIONS providing direct rail links to central London (Liverpool St approx 30 mins). Also within easy reach is the A10 providing road links to both the M25 & A406.

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Unfurnished

Available 27th June

Local Authority: Enfield Borough

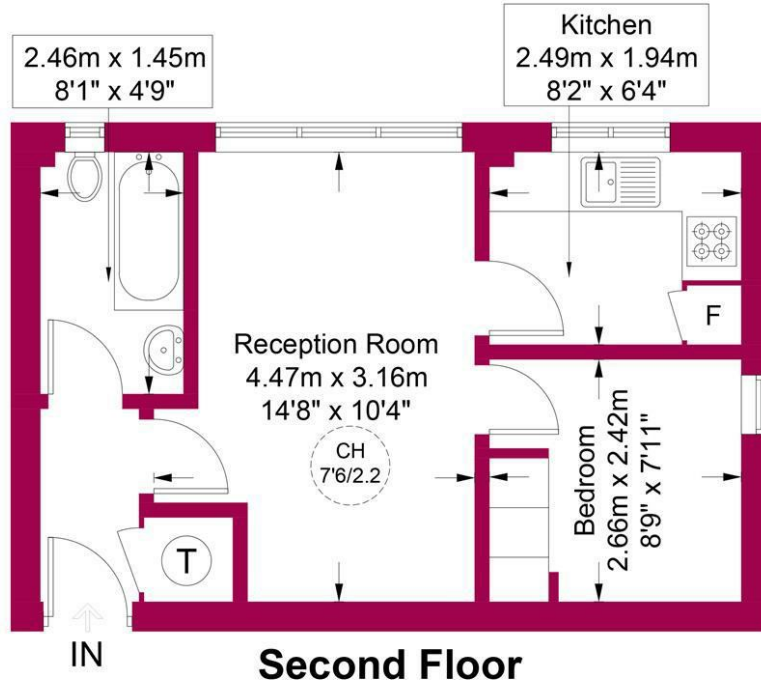
Council Tax: Band B (£1,763.74 26/27)

EPC Rating: Current 59(D); Potential 83(B)

For more images of this property please visit havilands.co.uk

Woodfield Avenue, EN1

Approximate Gross Internal Area = 349 sq ft / 32.4 sq m



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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.



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come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY



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