



Ladysmith Road, Enfield

£600,000

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- Three Bedroom Terrace Property
- Off Street Parking and Garage
- Gardens Extends to Over 80ft
- Backing onto Enfield Playing Fields
- Within Easy Reach of Enfield Town Station (Liverpool St approx. 34 mins) and A10
- Convenient for Shops, Restaurants and Amenities of Enfield Town and David Lloyds



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



Havilands are pleased to present this THREE BEDROOM, TERRACED PROPERTY on Ladysmith Road, EN1. Well presented throughout and offering off street parking, a garage and 1,363 sq ft of living space the property is comprised of porch entrance, reception room, dining room, kitchen and downstairs w/c on the ground floor. Up on the first floor there are three bedrooms and a family bathroom. Outside the garden extends to 81ft and backs onto Enfield Playing Fields. Conveniently located for transport links with Enfield Town Station (Liverpool St approx. 34 mins) close by and ease of access to A10 and various bus routes. Plus shops, restaurants and amenities of Enfield Town and David Lloyds are all within easy reach of the property. The property also benefits from being in catchment to several sought after schools including George Spicer, St Andrew's CofE and St George's Catholic Primary schools and Kingsmead, Enfield Grammar and Enfield County secondary schools. Viewing highly recommended.

Tenure: Freehold  
Local Authority: Enfield  
Council Tax Band: E (2025/26 £2,644.91)  
EPC: Currently 71C Potentially 80C

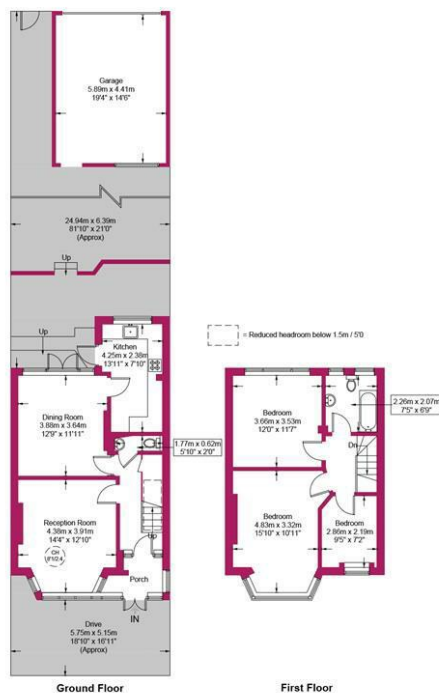
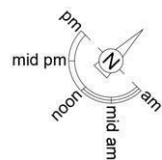
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## Ladysmith Road, EN1

Approximate Gross Internal Area = 1363 sq ft / 126.6 sq m

Restricted Height = 17 sq ft / 1.6 sq m

Garage = 280 sq ft / 26.0 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>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.



Certified  
Property  
Measurer

havilands | 020 8886 6262

come by and meet the team

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

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