Park Avenue, Enfield

Offers Over £375,000

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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

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

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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 an 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 (2026/2027 £2,015.71)
Tenure: Leasehold
Lease Remaining: 170
Service Charge: £0
Ground Rent: Peppercorn

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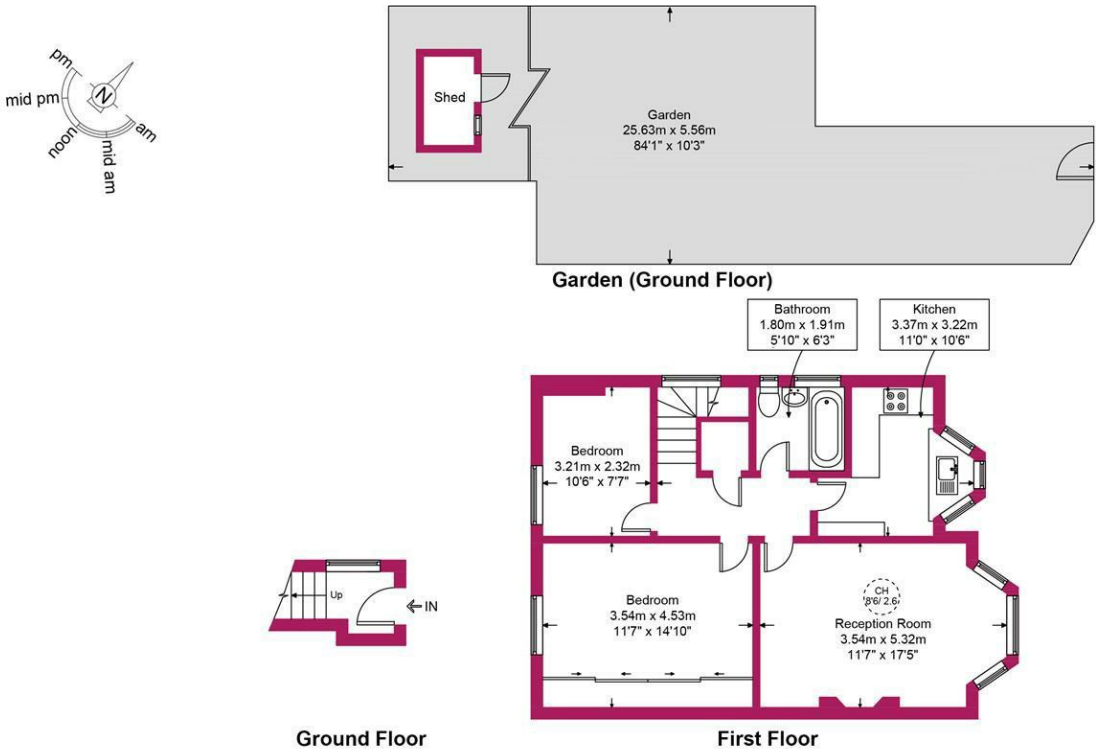
Park Avenue, EN1 **Approximate Gross Internal Area** = 712 sq ft / 66.21 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	47	
(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.

RICS Certified Property Measurer

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