

Lyndhurst Gardens, Enfield

£375,000

Havilands

the advantage of experience







- Two Bedroom, First Floor Maisonette
- Own Front Door
- Private Rear Garden
- Convenient for Enfield Town Shopping Centre Amenities, Cafes and Green Spaces
- Excellent Transport Links; Enfield Town Overground (Liverpool St approx. 30 mins) Enfield Chase National Rail (Moorgate approx. 30 mins) and Locals Bus Routes Close By
- In Catchment of George Spicer Primary, St George's Catholic Primary School and Enfield Grammar and Enfield County Secondary Schools
- Long Lease

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

Havilands

the advantage of experience









Havilands are pleased to present for sale this TWO BEDROOM, FIRST FLOOR MAISONETTE on Lyndhurst Gardens, EN1. Offering 570sq ft of living space and benefitting from own front door, private rear garden and long lease. The property itself is comprised of stairs to first floor large reception room, separate kitchen, two double bedrooms and family bathroom. Outside stairs to low maintenance, rear garden extending to 58ft. The front garden is block paved readiness for off street parking (subject to relevant permissions for drop kerb).
Ideally located on a quiet turning on the borders of Enfield Town and Bush Hill Park the property offers easy access to Enfield Town shopping centre with its abundance of amenities, cafes and green spaces. The property also offers excellent transport links with Enfield Town Overground (Liverpool St approx. 30 mins) Enfield Chase National Rail (Moorgate approx. 30 mins) and locals bus routes. For families the property is in catchment of George Spicer Primary, St George's Catholic Primary School and Enfield Grammar and Enfield County secondary schools. Viewing highly recommended.

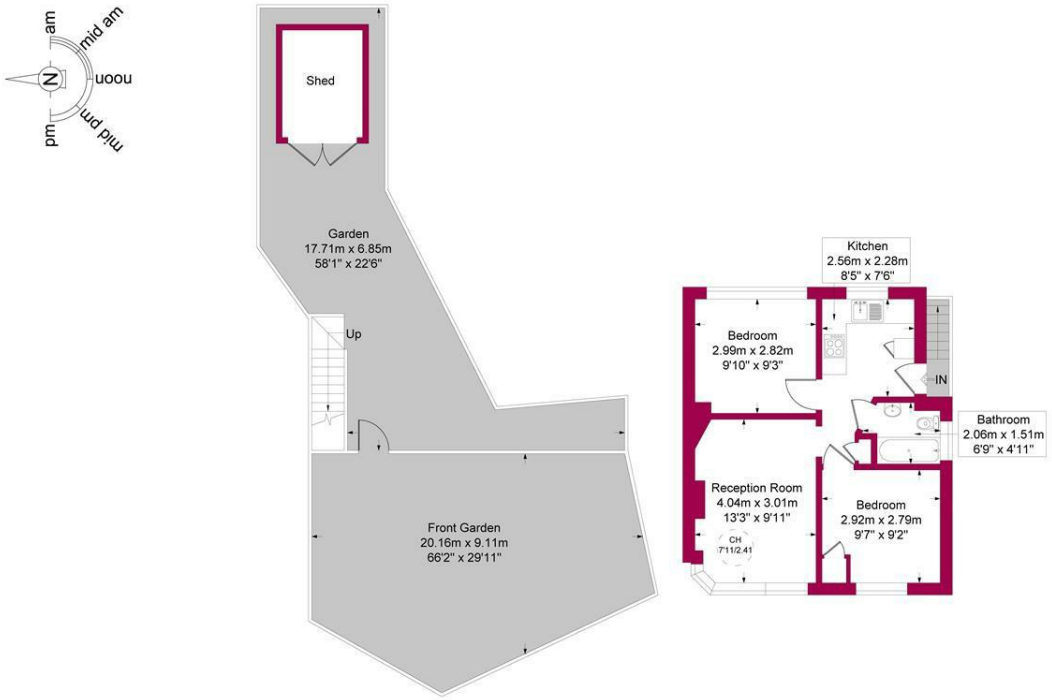
Tenure: Leasehold 923 Years Remaining
Service Charge and Ground Rent: Peppercorn / £14 Per Annum
Local Authority: Enfield
Council Tax Band: C (2026/27 £2,015.71)
EPC: Currently 71C Potentially 74C

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

Havilands
the advantage of experience

Lyndhurst Gardens, EN1

Approximate Gross Internal Area = 570 sq ft / 53.0 sq m
(Excluding Shed)

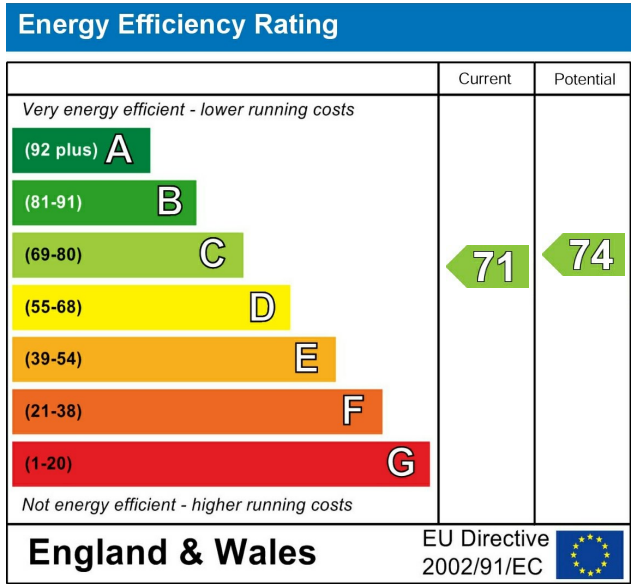


Ground Floor **First Floor**

Havilands

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



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

Havilands
the advantage of experience