



Second Avenue, Enfield, EN1
Chain Free £425,000 Leasehold - Share of Freehold

Anthony Webb
ESTATE AGENTS

Second Avenue, Enfield, EN1

Well presented two bedroom garden maisonette occupying the entire first floor of this Victorian property located in a quiet tree lined turning a few moments walk to Bush Hill Park mainline station into Liverpool Street.

Second Avenue is situated between Main and First Avenues and is ideally located within easy reach of local shops, primary schools and Enfield Town's shopping centre and transport facilities.

Own front door • Stairs to first floor landing • Living room with bay window and wood burner • Modern fitted kitchen with bay window • Spacious bathroom • Two good size bedrooms • Bespoke shutters • Double glazing • Gas central heating • Driveway and garage • Private rear garden.

Share of freehold with remaining underlying lease of 987 years
Ground rent-£0
Service charges-£0
Enfield council tax band C

- Two Bedrooms
- Victorian first floor maisonette
- Living room
- Modern fitted kitchen
- Modern bathroom
- Double glazed/gas central heated
- Garage and drive
- Private rear garden





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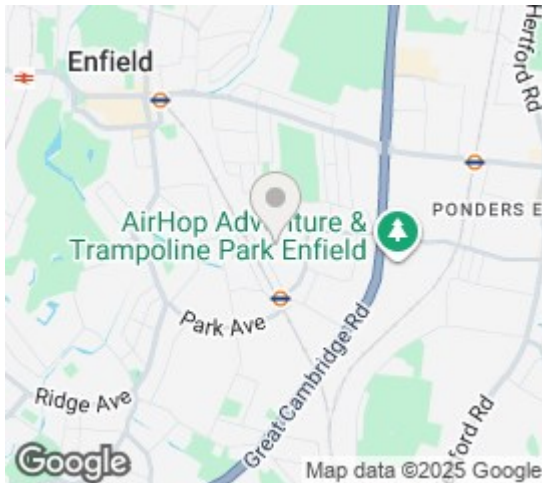


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Second Avenue Enfield EN1 1BT

Tenure: Leasehold - Share of Freehold
Gross Internal Area: 710.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground floor
1.6 sq.m. (17 sq.ft.) approx.

1st floor
64.3 sq.m. (692 sq.ft.) approx.



TOTAL FLOOR AREA: 65.9 sq.m. (709 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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