



Second Avenue, Enfield, EN1  
Chain Free £395,000 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





Anthony Webb



Anthony Webb



Anthony Webb



# 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 floorplans 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 as to their operability or efficiency can be given.  
Made with Metropix ©2025

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

**Anthony Webb**  
ESTATE AGENTS