

# TO LET

- Two double bedrooms
- Fitted kitchen
- Spacious balcony
- Underground parking
- Secure communal entrance



Sydney Road, Enfield, EN2  
£2,000 Per Calendar Month

**Anthony Webb**  
ESTATE AGENTS



# Sydney Road, Enfield, EN2

A well presented two bedroom apartment located within the Tower Point development in the heart of Enfield Town, offering fabulous views over Enfield and its excellent transport options and wealth of amenities.

The flat features a bright, living space with sliding doors to the spacious balcony, a modern kitchen with appliances, two double bedrooms, a contemporary bathroom. Large windows throughout ensure natural light throughout the property.

Additional benefits include underground parking, secure entry, lift access, and a well kept communal area. The property is ideally situated near Enfield Town shopping centre, local cafes and restaurants, and green spaces, while Enfield Town station provides quick and easy access into the city.

Enfield Council Tax band E  
5 weeks deposit £2307  
Minimum annual household income to meet referencing criteria £60,000



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		
	77	83
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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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