



www.kings-group.net

25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Blossom Lane, Enfield, EN2 0TQ
£275,000

* BUY TO LET INVESTORS ONLY *

Kings Group - Enfield Town are delighted to offer this GROUND FLOOR TWO DOUBLE BEDROOM SPLIT LEVEL MAISONETTE which is located just off Lavender Hill within a short walk of Gordon Hill Mainline Station which offers fast links into London Moorgate. As well as being within easy reach of local shops, amenities and other good transport links to the surrounding areas. This ideal family property falls within the catchments of some of the most sought after schools in the Enfield Area. The accommodation comprises two double bedrooms, good size lounge, fitted kitchen and bathroom with separate WC. There is the added benefit of communal gardens and communal parking. Internal viewing is recommended - call us today on 0208 364 4118 to arrange a viewing.

Entrance

Front door to:-

Hallway

Double glazed opaque window to front aspect, stairs to first floor landing, under stairs storage cupboard, meter cupboard, power points, laminate flooring.

Lounge

13'9 x 13'9 (4.19m x 4.19m)

Double glazed window to rear aspect, TV point, power points, parquet wood flooring

Kitchen

7'6 x 13'8 (2.29m x 4.17m)

Double glazed window to front aspect, tiled splash backs, range of base and wall units with roll top work surfaces, sink and drainer unit, space for electric cooker, hood extractor fan, space for fridge/freezer, plumbed for washing machine, power points, lino flooring.

First Floor Landing

Bathroom

7'9 x 4'8 (2.36m x 1.42m)

Panel enclosed corner bath with electric shower attached, pedestal wash hand basin extractor fan, tiled flooring

W.C

Low level W.C, tiled flooring.

Bedroom One

13'9 x 9'5 (4.19m x 2.87m)

Double glazed window to rear aspect, power points, carpeted flooring.

Bedroom Two

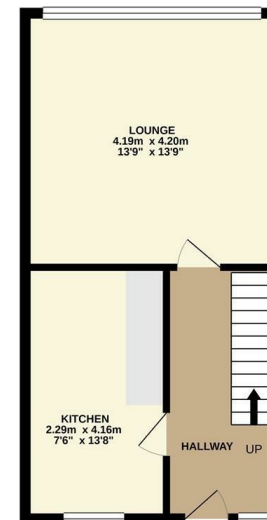
8'4 x 13'9 (2.54m x 4.19m)

Double glazed window to front aspect, built-in wardrobes, power points, carpeted flooring.

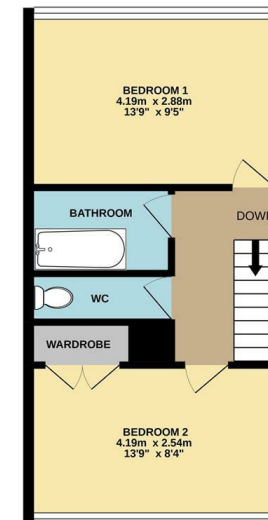
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
36.5 sq.m. (393 sq.ft.) approx.



1ST FLOOR
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA - 73.0 sq.m. (786 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan (based on measurements of doors, windows, rooms and any other items) an appropriate and no responsibility is taken for any error, omission or misstatement. This plan is for indicative 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 Netopix 10/2011

