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94 Beresford Gardens, Enfield, EN1 1NP

Offers In Excess Of £280,000

Excellent opportunity for first time buyers or investors to purchase this two bedroom first floor flat. The property is located only a moments walk from Enfield Town Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. Enfield benefits from shopping and leisure facilities close by and ENFIELD TOWN Shopping Centre, ENFIELD RETAIL PARK and CINEWORLD. Beresford Gardens is within catchment areas of some of Enfield's most sought-after schools including George Spicer and St Andrews Primary schools.



COMMUNAL ENTRANCE

HALLWAY

LOUNGE

13'7 x 12'5 (4.14m x 3.78m)

KITCHEN

10 x 7'4 (3.05m x 2.24m)

BEDROOM ONE

13'7 x 11'4 (4.14m x 3.45m)

BEDROOM TWO

11'2 x 7'8 (3.40m x 2.34m)

BATHROOM

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		
53		63
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
1196 sq.ft. (111.1 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for guidance 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 1/2021.

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



35 Church Street, London, EN2 6AJ

Tel: 020 8342 0101 Email: et@lanesproperty.co.uk www.lanesproperty.co.uk

