

Little Park Gardens, Enfield, EN2 6PG



£350,000

Kings Group - Enfield Town are pleased to offer this beautifully presented CHAIN FREE, FIRST FLOOR APARTMENT. Very good location close to all local shops and amenities, walking distance to Enfield Chase train station with good links to the City, walking distance to Enfield Town with a large range of restaurants and shops.

The property comprises of: Good Size Lounge, Fully Fitted Kitchen, Shower Room with separate W.C, Good Size Double Bedroom.

On Street Parking Available

Entrance

With double glazed opaque windows to the rear, tiled flooring, coved ceiling, spotlights.

Bathroom

6'26 x 5'06 (1.83m x 1.68m)

With double glazed opaque windows to the side, heated towel rail, thermostatically controlled shower cubicle, wash basin with mixer tap and vanity unit under, tiled walls, tiled flooring, coved ceiling, spotlights.

Reception

14'45 x 10'90 (4.27m x 3.05m)

With double glazed windows to the front, double radiator, laminated flooring, phone points, power points, TV points, picture rail on walls.

Kitchen

10'61 x 8'71 (3.05m x 2.44m)

With double glazed windows to the rear, double radiator, tiled flooring, tiled splash backs, base units with roll tops, integrated electric hob and oven, integrated chimney style extractor hood, integrated fridge freezer, plumbing for washing machine, coved ceiling, spotlights, power points.

W.C

5'33 x 3'27 (1.52m x 0.91m)

With double glazed opaque windows to the rear, single radiator, tiled flooring, washing basin with vanity under unit, W.C low level, spotlights.

Landing

With double glazed window to the side, loft access, smoke alarms, single radiator, laminated flooring,

Bedroom

11'36 x 9'46 (3.35m x 2.74m)

With double glazed windows to the rear, double radiator, laminated flooring, power points.



GROUND FLOOR
43.1 sq.m. (463 sq.ft.) approx.



TOTAL FLOOR AREA : 43.1 sq.m. (463 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 as to their operability or efficiency can be given.
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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	69

Environmental Impact (CO₂) 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	48



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