



2

Bedrooms



1

Bathroom





Addison Townsend are pleased to offer for sale, this delightful ground floor period conversion garden flat with private side entrance. Located in this quiet residential road within 0.2 miles of Enfield Town Overground Station, within close proximity to Enfield Town with its local shops, pubs and restaurants as well as local bus routes, local schooling and Enfield Town Park. The property offers two double bedrooms, spacious living room, kitchen/diner, family bathroom and approximately 45' rear garden with sole use. Further benefits include period features, strip wood flooring and gas central heating. Offered on a chain free basis.



Approximate Gross Internal Area 701 sq ft – 65 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Fyfield Road, ENFIELD, Middlesex, EN1

