ADDISON TOWNSEND
PROPERTY PROFESSIONALS

£272,500
Fotheringham Road, EN1

🛏 **1** Bedroom   🛁 **1** Bathroom

Addison Townsend are pleased to offer this attractive first floor older style conversion flat is situated within walking distance of Enfield Town with its shops, pubs, restaurants, bus routes and Enfield Town Overground Station. The accommodation comprises of a bright and spacious reception room, separate fitted kitchen, double bedroom and bathroom. The property also benefits from its own entrance and has a share of freehold. This property is an excellent first time or investment purchase. Chain Free.

Entrance Hallway

Own street entrance door to hallway with vinyl and laminate flooring. Small built-in cupboard. Stairs to first floor.

First Floor Landing

Access to loft space. Cupboard housing Vaillant wall-mounted gas central heating boiler. Fitted carpet.

Reception Room

14" 0" x 10" 11" (4.26m x 3.32m) Two double glazed windows to front aspect. Fitted cupboards and shelving. Gas central heating radiator. Laminate flooring.
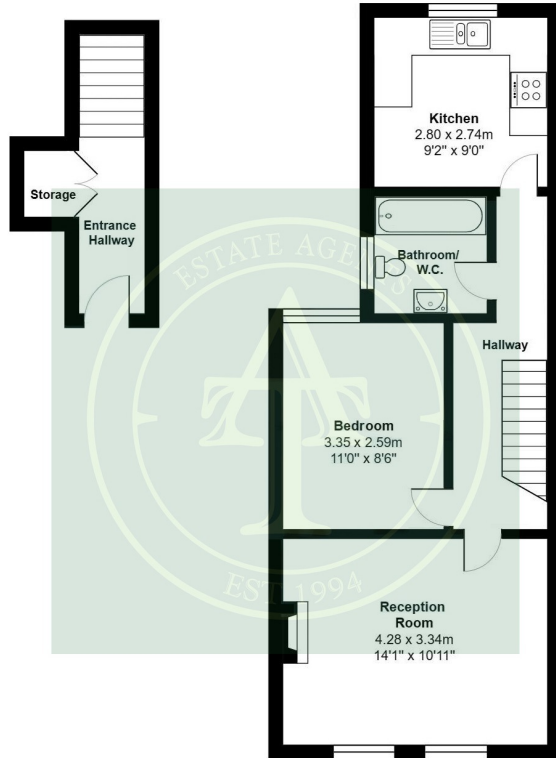
Kitchen

9" 2" x 9" 0" (2.79m x 2.74m) Double glazed window to rear aspect. Fitted wall and base cabinets. Stainless steel sink with mixer tap. Electric oven, hob and filter above. Plumbing for washing machine. Central heating radiator. Vinyl flooring.

Bedroom

11" 0" x 8" 6" (3.35m x 2.59m) Double glazed window to rear aspect. Fitted corner wardrobe/sheving cupboards. Central heating radiator. Laminate flooring.

Bathroom

Opaque double glazed window. Bath with mixer tap and shower attachment. Shower screen. Pedestal wash hand basin. Low level w.c. Heated towel rail. Part-tiled walls and tiled flooring.

Storage

Entrance Hallway

Kitchen
2.80 x 2.74m
9'2" x 9'0"

Bathroom/ W.C.

Hallway

Bedroom
3.35 x 2.59m
11'0" x 8'6"

Reception Room
4.28 x 3.34m
14'1" x 10'11"

Total Floor Area 47m2 (505.904 Sq. Ft.)
This Plan Is For Display Purposes Only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales
EU Directive 2002/91/EC

Address: Fotheringham Road, EN1

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