



[www.kings-group.net](http://www.kings-group.net)

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

Charles Street, Enfield, EN1 1FG  
£300,000



Kings Group - Enfield Town are delighted to offer this TWO BEDROOM FIRST FLOOR FLAT which is located within walking distance of Bush Hill Park Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. Local shops and amenities including Enfield's Retail Parks are easily accessible. The property is conveniently located for access to the A10 / A406 and M25 all of which offer good road links to the surrounding areas. The accommodation comprises spacious open plan kitchen/living area, two double bedrooms, bathroom, and also benefits from private gated parking. This ideal first time purchase or investment opportunity falls within the catchment areas of some of Enfield's most sought after schools including Bush Hill Park Primary and George Spicer Primary Schools. Early viewing is recommended - call us today on 0208 364 4118 to book an appointment.



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**Hallway**

Video telecom system, Single radiator, Laminate flooring, Power points

**Bathroom**

**8'81 x 6'45 (2.44m x 1.83m)**

Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with shower attachment, Wash hand basin with vanity units both above and below, Low level WC, Partly tiled walls,Spotlights

**Open plan Kitchen/Living area**

**23'88 x 16'27 (7.01m x 4.88m)**

Double glazed window to the side aspect, Double radiator, Laminate flooring, Phone point, TV point, Power points, Tiled splash back, Base and wall units with roll top wooden effect work surfaces, Integrated cooker, Electric hob and oven, Chimney style extractor hood, Sink and drainer unit, Space for fridge/freezer, Plumbing for washing machine and dishwasher, Spotlights

**Bedroom 1**

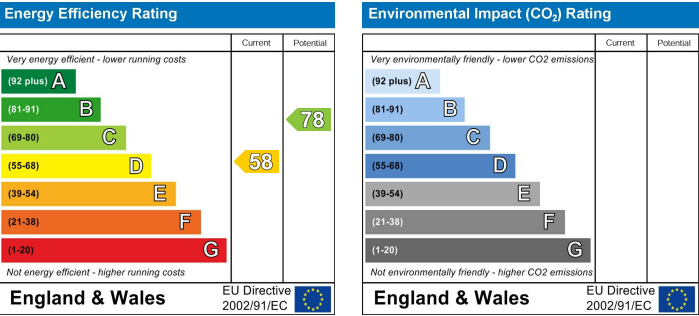
**12'52 x 13'89 (3.66m x 3.96m)**

Double glazed window to the rear aspect, Double radiator, Laminate flooring, Power points

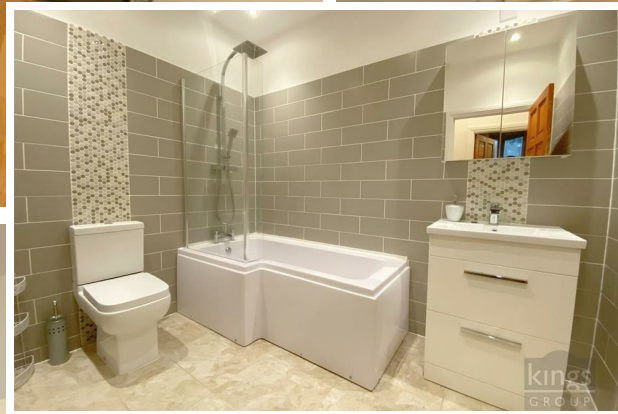
**Bedroom 2**

**13'94 x 9'63 (3.96m x 2.74m)**

Double glazed window to the rear aspect, Single radiator, Carpeted flooring, Power points

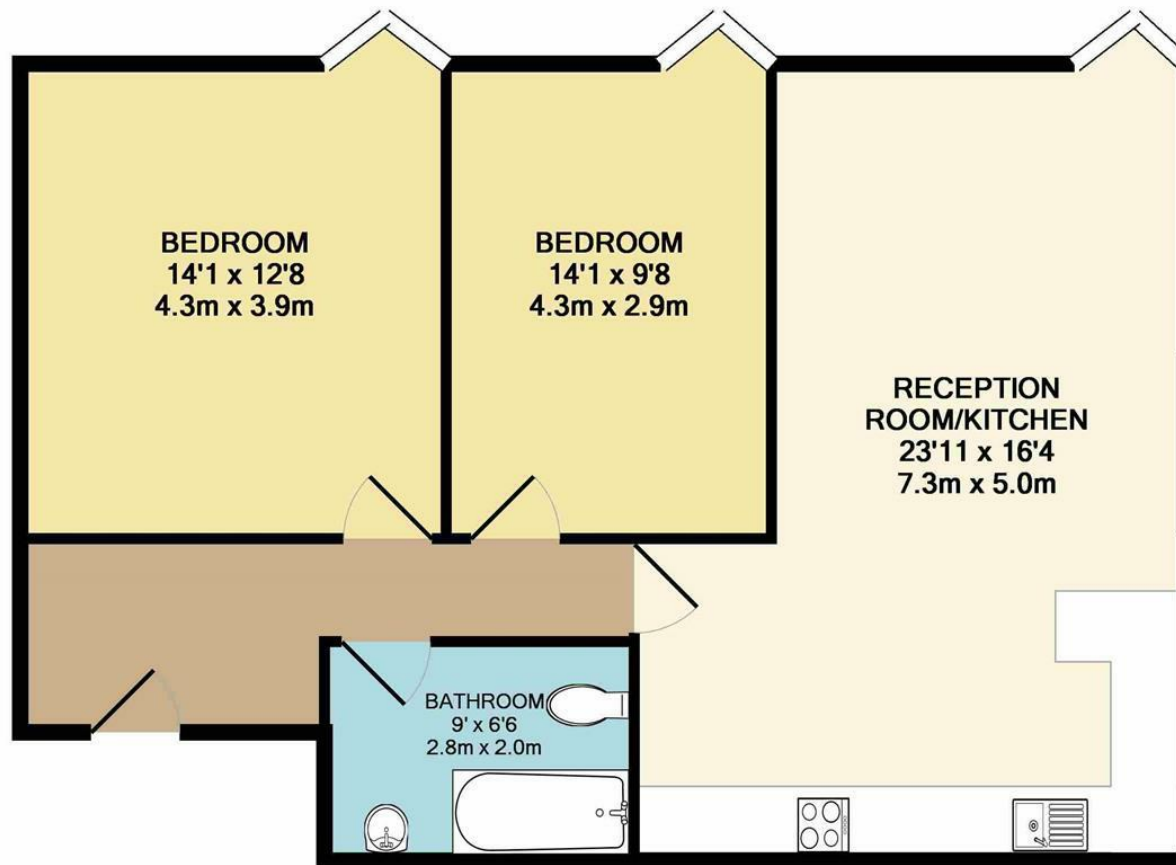












TOTAL APPROX. FLOOR AREA 789 SQ.FT. (73.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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