



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

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

**52 Sydney Road, Enfield, EN2 6SZ**



**£350,000**

Kings Group - Enfield Town are delighted to offer this SPLIT LEVEL, TWO DOUBLE BEDROOM which is located in the heart of Enfield Town within walking distance of Enfield Town Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. Enfield Chase Station is also easily accessible. Local shops, restaurants and other amenities are also within walking distance. The accommodation comprises lounge, fitted kitchen, two double bedrooms with en-suite to Bedroom one and bathroom. There are the added benefits of your own private balcony offering that much needed out side space, allocated parking and security entry phone system. Early viewing is recommended - call us today on 0208 364 4118 to book an appointment. Ground Rent: £250 P/A. Service Charge: £2,000 P/A

### **Entrance Hallway**

Stairs to first floor, under stairs storage cupboard, security entry phone system, alarm panel, laminate wood style flooring.

### **Lounge**

**18'12 x 17'80 (5.49m x 5.18m)**

Double glazed window to rear aspect, double glazed patio doors leading to balcony, inset spot lights, telephone point, TV point, power points, part tiled flooring, part laminate wood style flooring.

### **Fitted Kitchen**

**11'22 x 8'47 (3.35m x 2.44m)**

Range of base and eye level units with granite effect work surfaces, electric oven, electric hob, integrated chimney style extractor, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, inset spot lights, power points, tiled splash backs, stainless steel sink and drainer unit with mixer tap, tiled flooring.

### **Bathroom**

**6'93 x 6'28 (1.83m x 1.83m)**

Three piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, tiled walls, inset spot lights, extractor fan, heated towel rail, tiled flooring

### **First Floor Landing**

Power points, carpet.

### **Bedroom One**

**14'63 x 11'45 (4.27m x 3.35m)**

Double glazed patio door to balcony, built in wardrobes, inset spot lights, TV point, power points, carpet.

### **En-suite**

**6'92 x 5'60 (1.83m x 1.52m)**

Walk in shower cubicle with thermostatically controlled shower, pedestal wash hand basin with mixer tap, low level WC, tiled walls, shaver point, extractor fan, heated towel rail, tiled flooring.

### **Bedroom Two**

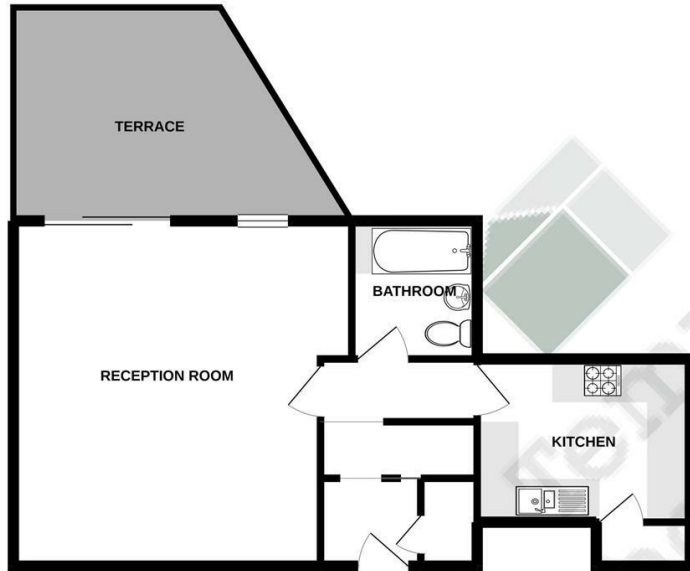
**10'07 x 8'33 (3.23m x 2.44m)**

Double glazed Velux window, TV point, power points, laminate wood style flooring.





GROUND FLOOR



1ST FLOOR



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		59	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	65
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

