



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

186 Hertford Road  
Enfield Highway EN3 5AZ  
Tel: 020 8805 5959

**Addison Road, Enfield, EN3 5LE  
Offers In The Region Of £279,995**



**\*\* Audio Video Tour\*\*** KINGS GROUP Are delighted to offer this WELL PRESENTED, First Floor, Purpose Built Flat to the Market. A Rare Addition TWO DOUBLE BEDROOM Flat which is situated within great proximity to all LOCAL SHOPS, & AMENITIES, Including Brimsdown Station which has great access into both TOTTENHAM HALE & LONDON LIVERPOOL STREET. Also Benefiting from A Spacious Lounge/Dining Room, Fitted Kitchen, Gas Central Heating, Double Glazed Windows and is offered on a CHAIN FREE Basis.

#### **COMMUNAL FRONT DOOR TO**

#### **COMMUNAL ENTRANCE HALLWAY TO:**

#### **OWN FRONT DOOR TO**

#### **ENTRANCE HALLWAY**

With storage, radiator, entryphone, laminated wood style floor, doors to:

#### **LOUNGE**

**21'7 x 10'5 (6.58m x 3.18m)**

With double glazed window to front and side , coved ceiling, two double radiator, laminated wood style floor

#### **KITCHEN**

**12'10 x 6'7 (3.91m x 2.01m)**

With range of wall and base units work tops over sink unit, plumbing for washing machine and dishwasher space for fridge/freezer, cooker point, extractor, tiled floor

#### **BEDROOM ONE**

**12'9 x 9'9 (3.89m x 2.97m)**

With double glazed window to front, coved ceiling, double radiator, carpet

#### **BEDROOM TWO**

**12'4 x 7'6 (3.76m x 2.29m)**

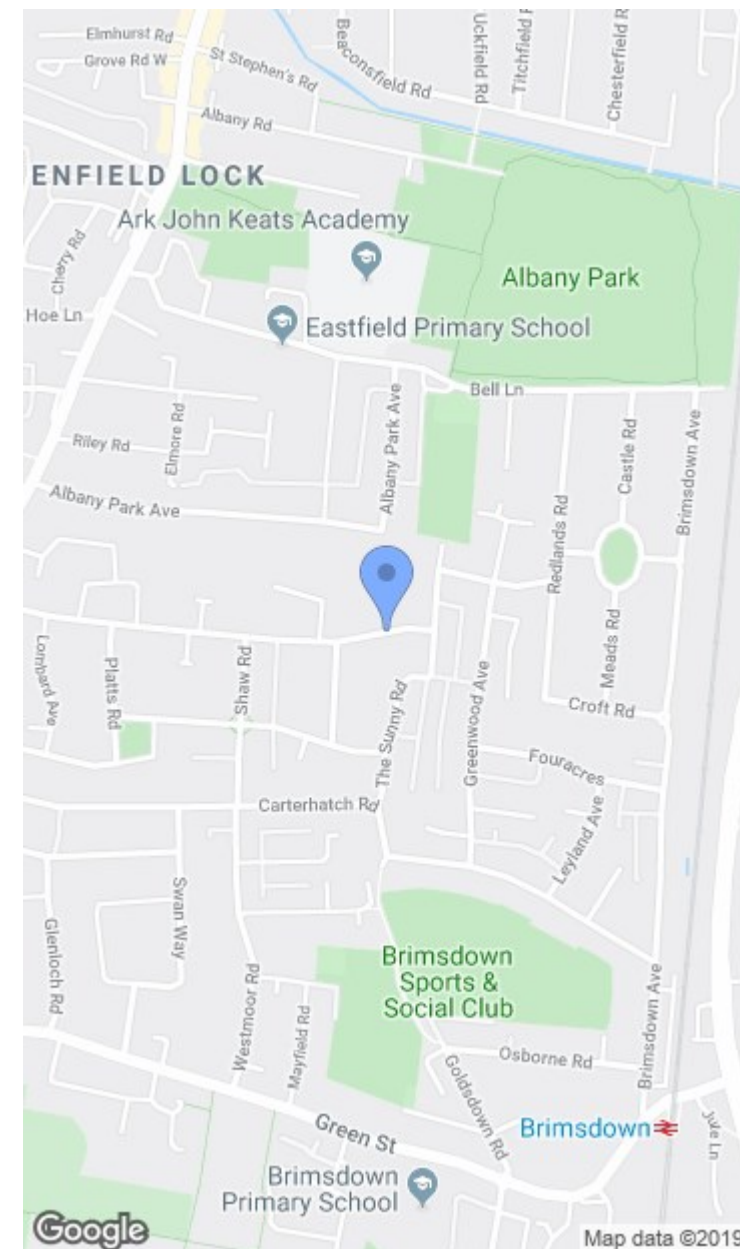
With double glazed window to front , coved ceiling, double radiator, , wardrobes, carpet

#### **BATHROOM/WC**

With low level wc,, pedestal wash hand basin, panel enclosed bath with mixer taps and shower, extractor

#### **EXTERIOR: COMMUNAL GROUNDS, AND GARDENS**

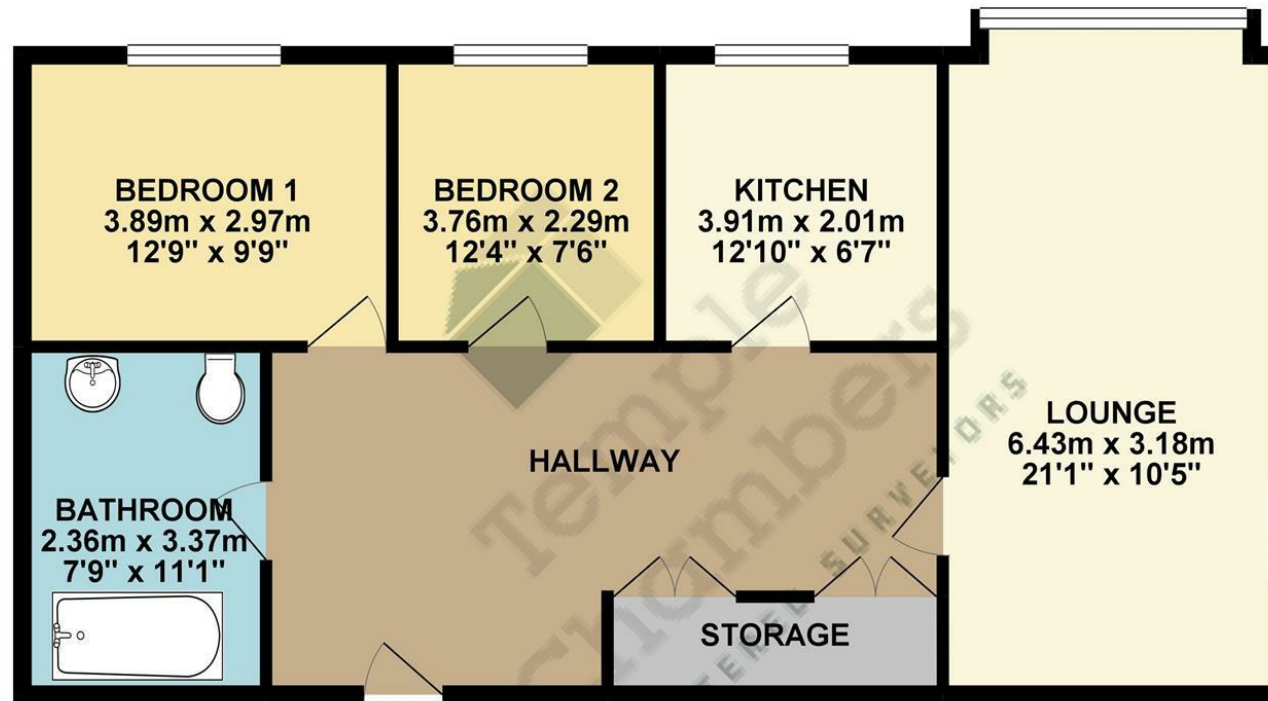
GATED COMMUNAL PARKING







## GROUND FLOOR



TOTAL FLOOR AREA : 65.00 sq. m. ( 699.65 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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Associated Offices in London, Essex and Hertfordshire  
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

