

London Road, Enfield, EN2 6EB



£233,000

Kings Group - Enfield Town are delighted to bring to the market this RECENTLY REFURBISHED ONE BEDROOM MAISONETTE which comprises of a double bedroom, three piece shower room suite, fully fitted kitchen, two reception rooms and own private patio space. The property is located within walking distance of Enfield Town Station offering fast links into London Liverpool Street with links to the underground (Victoria Line) at Seven Sister. In addition there is an abundance of local shops and amenities as well as great road links close by with the A10 / A406 and an abundance of buses which offers fast links to the surrounding areas. Early viewing is recommended - please call 020 8364 4118 to book an appointment.

Hallway

Double Radiator, Wooden flooring

Reception Room One

13'6 x 14'6 (4.11m x 4.42m)

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

Reception Room Two

7'3 x 9'1 (2.21m x 2.77m)

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

Kitchen

6'0 x 5'4 (1.83m x 1.63m)

Double glazed window to the front aspect, Tiled flooring, Tiled splash backs, Base and wall units with flat top work surfaces, Integrated cooker with electric oven and gas hob, Integrated chimney style extractor hood, Sink and drainer unit, Plumbing for washing machine

Shower Room

4'6 x 6'3 (1.37m x 1.91m)

Double glazed opaque window to the front aspect, Heated towel rail, Tiled flooring, Shower cubicle, Wash hand basin with mixer tap and vanity unit underneath, Low level WC, Tiled walls

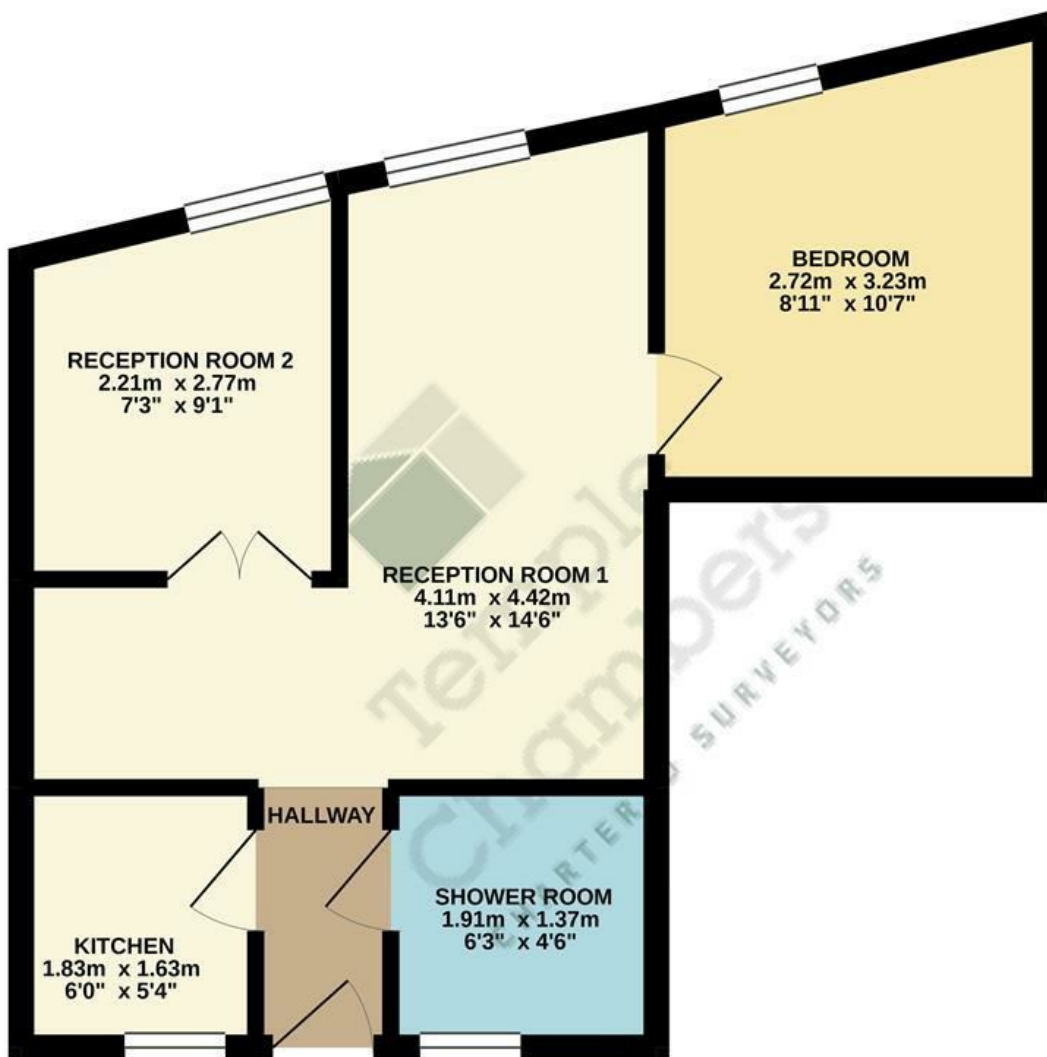
Bedroom

8'11 x 10'7 (2.72m x 3.23m)

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



MID FLOOR
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA : 38.0 sq.m. (409 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	81	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	86	86

