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25 Silver Street  
Enfield Town EN1 3EF  
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**Old Park Road, Enfield, EN2 7BA**  
**£325,000**

Kings Group - Enfield Town are pleased to offer this TWO BEDROOM TOP FLOOR PURPOSE BUILT FLAT. The accommodation comprises of a lounge / diner, well equipped kitchen with integrated appliances, two double bedrooms and a three piece bathroom suite. Additionally, the property benefits from having a SHARE OF THE FREEHOLD, an abundance of storage, under floor heating, a video entry system and double glazed windows. Enfield Chase, Grange Park & Gordon Hill Stations are all within of the property which offers fast links to Moorgate, Stevenage and Hertford North. Good road links are also easily accessible. Local Shops and amenities are nearby. In our opinion this property would make an ideal home for a small family as it falls within the catchment areas of some of the areas most sought after schools including Highlands School and Grange Park Primary school.

Please call 020 8346 4118 to arrange a viewing.

## Entrance

Front door to hallway.

## Hallway

Loft access, video entry system, storage cupboard, laminate wood style flooring, doors to:-

## Lounge / Diner

17'4 x 17'3 (5.28m x 5.26m)

Double glazed window to front, underfloor heating, TV point, phone point, power points, laminate wood style flooring.

## Kitchen

8'10 x 8'0 (2.69m x 2.44m)

Double glazed window to front, part tiled walls, a range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, integrated electric hob/ oven, integrated extractor, integrated fridge/ freezer, plumbed for washing machine and dishwasher, power points, tiled flooring.

## Bedroom One

13'5 x 13'2 (4.09m x 4.01m)

Double glazed window to front, fitted wardrobe, TV point, power points, laminate wood style flooring.

## Bedroom Two

9'10 x 9'0 (3.00m x 2.74m)

Double glazed window to side, power points, laminate wood style flooring.

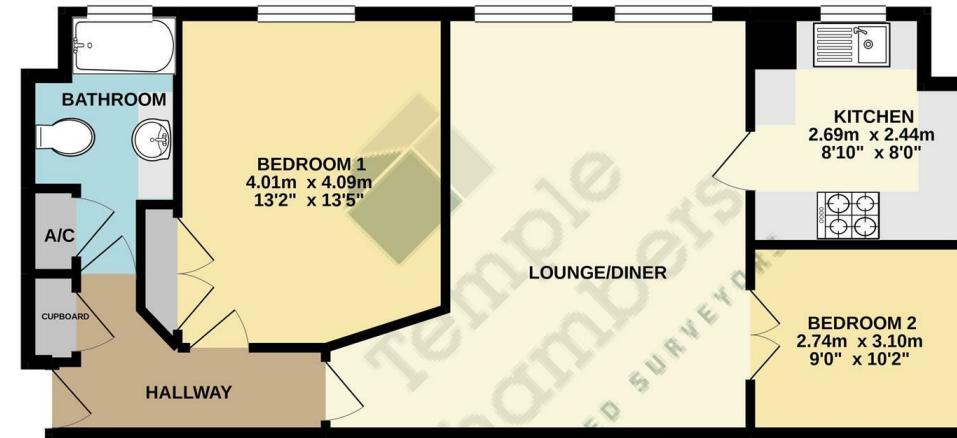
## Bathroom

Double glazed window to front, part tiled walls, heated towel rail, panel enclosed bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity unit under, low level W.C, airing cupboard, tiled flooring.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	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		
(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	EU Directive 2002/91/EC

TOP FLOOR  
64.0 sq.m. (689 sq.ft.) approx.



TOTAL FLOOR AREA - 64.0 sq.m. (689 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, no guarantee is given and no liability can be accepted for any error, omission or inaccuracy. 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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