

www.kings-group.net

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Enfield Town EN1 3EF
Tel: 0208 364 4118

Lavender Hill, Enfield, EN2 0RE
Offers In Excess Of £360,000

Kings Group - Enfield Town are delighted to offer this TWO BEDROOM PURPOSE BUILT MAISONETTE which is located within walking distance of Gordon Hill Station which offers fast links into the City. The property is also conveniently located for access to local shops and amenities including the Forty Hall Estate and Enfield's Retail Parks. The A10 / M25 are only a short drive away and offer good road links to the surrounding areas. The property comes with a VERY LONG LEASE of 900+ years and in our opinion this property would be perfect for First Time Purchase, who can benefit from the Stamp Duty Relief, or a small family. The accommodation comprises of a spacious living room, fitted kitchen, two good sized bedrooms and bathroom. There are the added benefits of a south facing rear garden, double glazed windows and gas central heating (untested).

Internal viewing is recommended. Call us today on 0208 364 4118 to book an appointment.

Entrance

Hallway

Double radiator, laminate flooring.

Living Room

15'89 x 10'97 (4.57m x 3.05m)

Double glazed window to front, double radiator, power points, laminate flooring.

Kitchen

8'44 x 9'37 (2.44m x 2.74m)

Double glazed window to rear aspect, a range of base and wall units with flat top work surfaces, integrated electric cooker, integrated chimney style hood extractor, sink and drainer unit, space for fridge freezer, plumbing for washing machine, space for dishwasher, power points, laminate flooring, double glazed leading to garden.

Bathroom

9'32 x 4'96 (2.74m x 1.22m)

Double glazed opaque window to rear aspect, heated towel rail, panel enclosed bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity unit, low level W.C, tiled splash backs, laminate flooring.

Bedroom 1

12'27 x 11 (3.66m x 3.35m)

Double glazed window to rear aspect, double radiator, power points, laminate flooring.

Bedroom 2

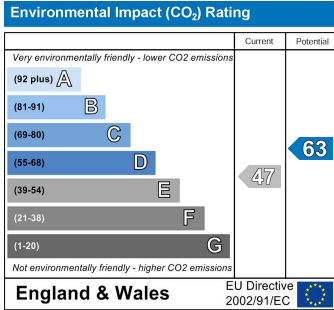
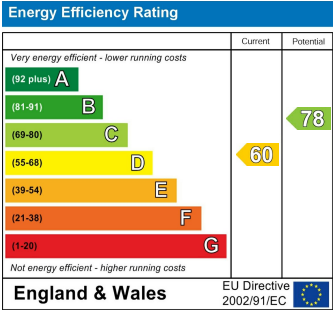
9'93 x 9'66 (2.74m x 2.74m)

Double glazed window to front aspect, double radiator, power points, laminate flooring.

Garden

23'96 (7.01m)

Mainly laid to lawn with plant and shrub borders, side access, wooden shed, decking, outside water tap.



GROUND FLOOR

