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

**Tiptree Drive, Enfield, EN2 6TY**



**£220,000**

Kings Group - Enfield Town are pleased to offer this CHAIN FREE, TOP FLOOR STUDIO APARTMENT which is located within walking distance of Enfield Town Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line (underground) at Seven Sisters. In addition to this the property is only a short walk from Enfield Town Park, and the shops and amenities in Enfield Town. The accommodation comprises lounge / bedroom, fitted kitchens and bathroom. The property benefits from having a security entry phone system and communal gardens. In our opinion this property would make an ideal investment or first time purchase. Internal viewing is recommended - call 0208 364 4118 to book an appointment.

### **Entrance Hallway**

Built in storage cupboard, security entry phone system, smoke alarm, laminate wood style flooring. Doors to

### **Lounge / Bedroom**

**15'52 x 10'84 (4.57m x 3.05m)**

UPVC double glazed windows to front aspect, door to Juliet Balcony, single radiator, telephone point, TV point, power points.

### **Fitted Kitchen**

**11'33 x 6'25 (3.35m x 1.83m)**

UPVC double glazed window to front aspect, range of base and eye level units with wood effect top work surfaces, induction hob, electric oven, stainless steel chimney style extractor, space for fridge freezer, stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, tiled splash backs, power points, tiled flooring.

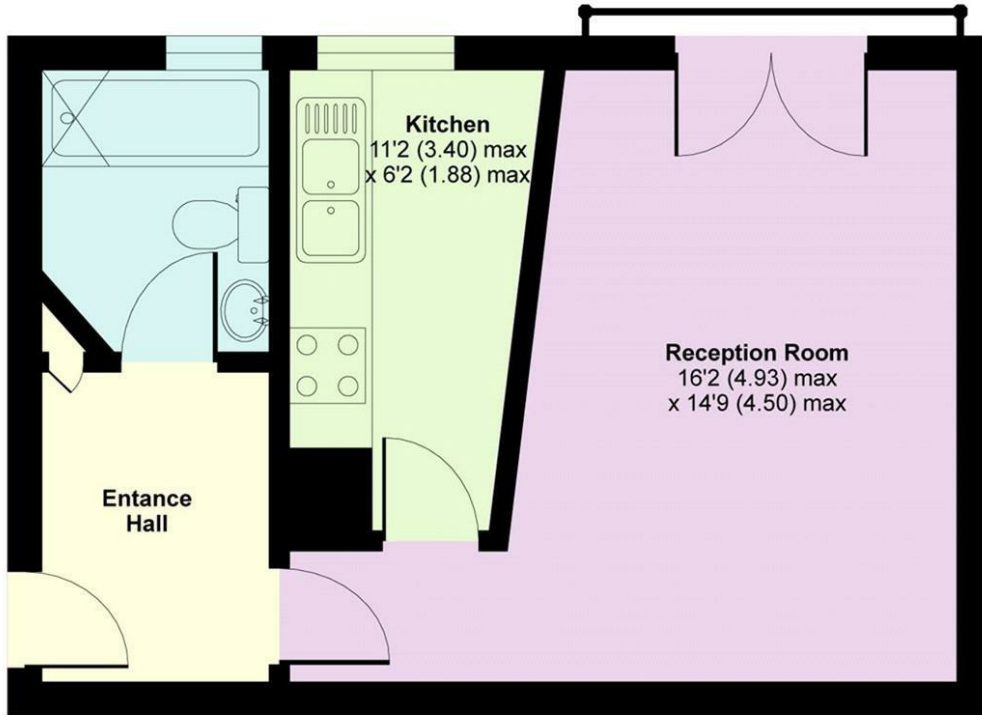
### **Bathroom**

UPVC double glazed opaque window to front aspect, bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, electric thermostatically controlled shower, pedestal wash hand basin, low level WC, tiled splash backs, laminate wood style flooring.



# Tiptree Drive, Enfield, EN2

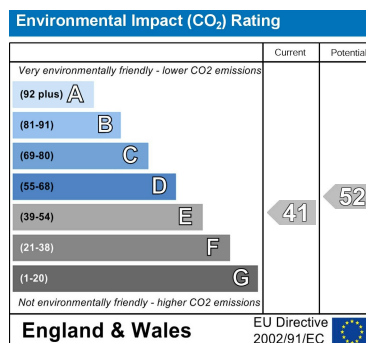
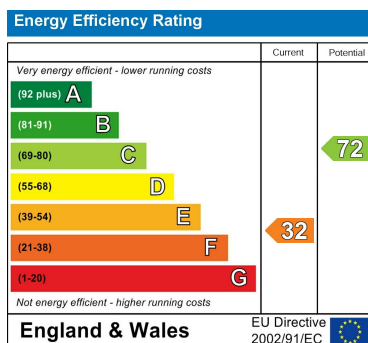
APPROX. GROSS INTERNAL FLOOR AREA 328 SQ FT 30.4 SQ METRES



## SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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