



www.kings-group.net

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Enfield Town EN1 3EF
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Lancaster Road, Enfield, EN2 0AY
£315,000

Kings Group - Enfield Town are delighted to offer this TWO DOUBLE BEDROOM GROUND FLOOR FLAT located within a mile of both Gordon Hill and Enfield Chase Mainline Stations, both of which offer fast links into the City. The accommodation comprises two double bedrooms, spacious lounge, bathroom and good size fitted kitchen. This ideal investment property is close to an abundance of local shops and amenities, as well as fast road links to the surround areas including Forty Hall and Enfield Town. Early viewing is recommended - call us today to book an appointment to view.

Entrance

Front door to:-

Hallway

Double radiator, airing cupboard with boiler, smoke alarm, spotlights, power points, laminate flooring.

Lounge

14'8 x 11'5 (4.47m x 3.48m)

Double glazed window to front aspect, double radiator, spotlights, TV point, phone point, power points, carpeted flooring.

Kitchen

10'8 x 8'3 (3.25m x 2.51m)

Double glazed window to rear aspect, tiled splash backs, range of base and wall units with roll top work surfaces, sink and drainer unit, space for electric hob/ oven, space for fridge freezer, plumbed for washing machine, spotlights, power points, storage cupboard, tiled flooring.

Bedroom One

11'4 x 11'5 (3.45m x 3.48m)

Double glazed window to front aspect, double radiator, built-in wardrobes, power points, carpeted flooring.

Bedroom Two

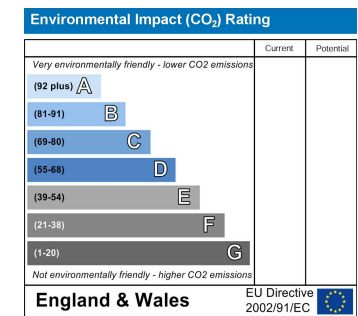
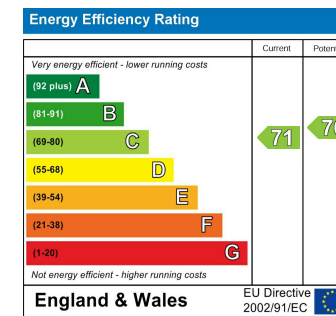
11'8 x 10'1 (3.56m x 3.07m)

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

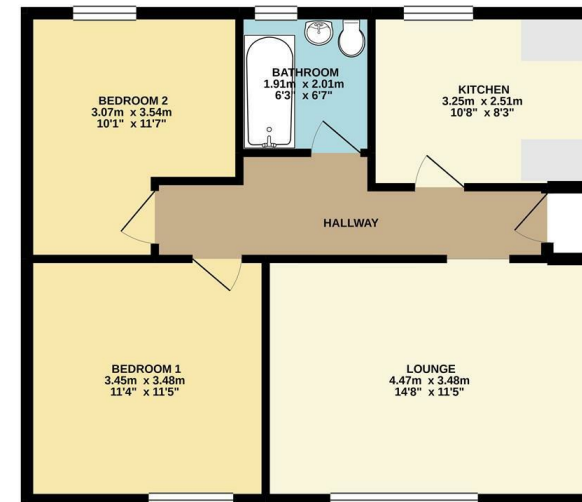
Bathroom

6'3 x 6'7 (1.91m x 2.01m)

Double glazed opaque window to rear aspect, single radiator, panel enclosed bath with mixer tap and shower attached, wash hand basin with mixer tap and vanity unit under, low level, part tiled, extractor fan, lino flooring.



GROUND FLOOR
62.0 sq.m. (667 sq.ft.) approx.



TOTAL FLOOR AREA: 62.0 sq.m. (667 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, heights and any other figures are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown herein have not been tested and no guarantee is given as to their operation or efficiency at the time of writing.
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