



Kynaston Road, Enfield

Under Offer (SSTC)

£300,000 (Leasehold)





Welcome to this charming property located on Kynaston Road in the heart of Enfield. A flat conversion located in a convenient and popular location.

Situated in the delightful Kynaston Road of Enfield, this lovely flat conversion is a gem waiting to be discovered.

As you step into this property, you are greeted by a cosy reception room, perfect for relaxing after a long day. The kitchen features plenty of space and storage for essential appliances, like a washing machine and an electric oven, making it a joy to prepare meals in.

The property features one spacious bedroom, offering a peaceful retreat at the end of a long day, with wide windows allowing natural light to flood the room, creating a serene atmosphere. You'll also find a well-appointed bathroom, ideal for unwinding and refreshing.

Situated in a sought-after location, this property is perfect for those looking for a convenient and comfortable living space. Whether you're a first-time buyer, a young professional, or someone looking to downsize, this flat offers a wonderful opportunity to create a cosy home in a vibrant neighbourhood.

This property is surrounded by local amenities, including shops, restaurants, and parks, providing convenience and leisure at your doorstep. The flat conversion style adds character and uniqueness to the property, making it a standout choice for those seeking a home with personality.

This property is ideal for those seeking a comfortable and convenient living space in a sought-after location. With its well-appointed rooms and modern features, this flat conversion on Kynaston Road is a fantastic opportunity not to be missed. Book a viewing today and envision the possibilities that this charming flat conversion holds for you.

Tenure: Leasehold
Lease term: 24th December 1883
Term remaining: 148 years approx
Service Charge: NIL
Ground Rent: NIL
Local Authority: Enfield
Council Tax Band: C

Front Door

Stairs to first floor landing.

First Floor Landing

Radiator, loft access, storage cupboard housing: fuse box and electric meter, carpet, door to lounge, door to kitchen, door to bedroom, door to bathroom.

Lounge

uPVC double glazed window to front aspect, radiator, carpet.

Kitchen

uPVC double glazed window to rear aspect, radiator, tiled flooring, part-tiled walls, eye and base level units, stainless steel sink with mixer tap, cupboard housing "Ideal" combination boiler, space for washing machine, space for electric oven and hob with extractor over.

Bedroom

uPVC double glazed window to rear aspect, radiator, carpet.

Bathroom

Frosted uPVC double glazed window to side aspect, radiator, part-tiled walls, extractor fan, panelled bath with mixer tap, mains fed shower, pedestal wash hand basin, low level WC, vinyl flooring.

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the







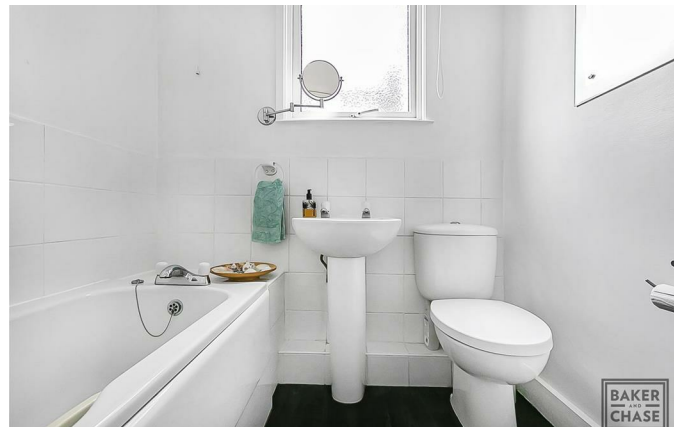
dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

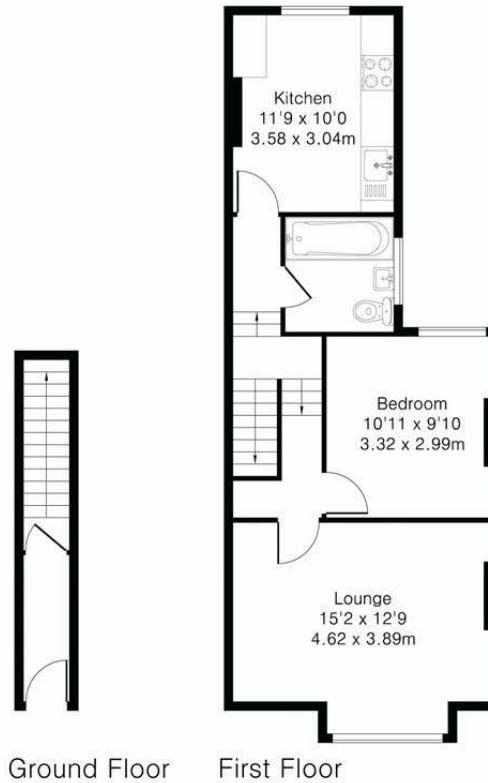
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Approximate Gross Internal Area 592 sq ft - 55 sq m

Ground Floor Area 61 sq ft – 6 sq m

First Floor Area 531 sq ft – 49 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: Enfield / Council Tax Band: C

