

# Lanes

ESTATE AGENTS

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## Flat 6 Florentina Court 7 Silver Street, Enfield, EN1 3EF

**£375,000**

Lanes Enfield Town are pleased to present this modern two double bedroom second floor apartment located within a 2 minute walk away from Enfield Town Rail Station and many more popular amenities such as retail shops, cafes and restaurants. The flat comprises of a bright and spacious open plan kitchen/living area as well as a modern bathroom, two storage cupboards, gas central heating and double glazing. Offered with no onward chain.



### Entrance

Laminate flooring, radiator and airing cupboard.

### Kitchen Diner / Lounge

21'0" x 11'2" (6.40m x 3.40m)

Two double glazed sash windows to front aspect, laminate flooring, quartz worktops, fitted single oven with gas hob, extractor hood, inset sink with mixer tap, integrated washing machine, dishwasher and fridge/freezer. Base level units, eye level units, radiator and spotlights.

### Bathroom

Tiled flooring, part tiled walls, panel enclosed bath with shower over and mixer tap, vanity hand basin with mixer tap, low level concealed w.c, heated towel rail and spotlights.

### Bedroom One

13'6" x 10" (4.11m x 3.05m)

Double glazed sash window to front aspect, carpet, radiator, fitted wardrobes and spotlights.

### Bedroom Two

12'2" x 9'10" (3.71m x 3.00m)

Double glazed window to rear aspect, carpet, radiator, fitted wardrobes and spotlights.

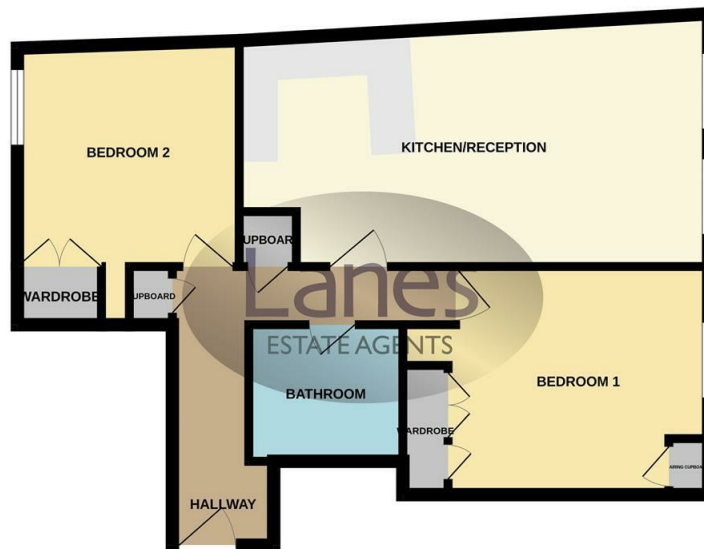
### Lanes Estate Agents Enfield Reference

ET5144/CS/PB/AX/040424

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	86	86
England & Wales	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	

SECOND  
642 sq.ft. (59.6 sq.m.) approx.

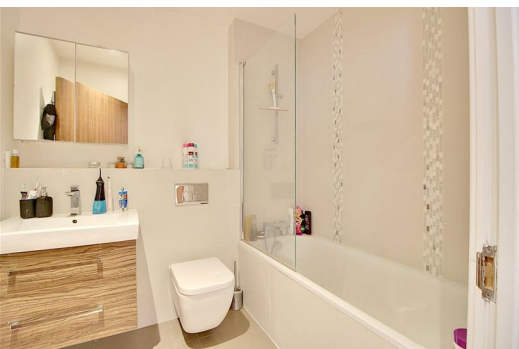


TOTAL FLOOR AREA : 646sq.ft. (60.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be checked 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. Made with Metropix 12024.

#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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