



## BURL11 BURLEIGH WAY

ENFIELD, EN2 6AE

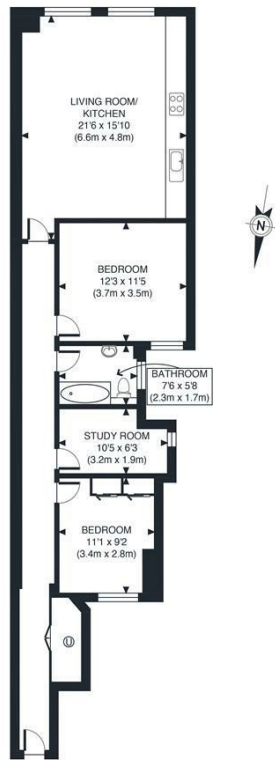
£1,900

Two bedrooms | Newly refurbished | Furnished or Unfurnished | Centre of Enfield Town |

A newly refurbished two double bedroom (870sq foot), apartment which has been newly refurbished to a high specification and arranged over first floor. The property comprises a bright open plan kitchen and reception room, master bedroom with fitted wardrobes, a further double bedroom, study room and modern family bathroom

This bright and spacious property has been well finished throughout and is well located in the heart of Enfield with easy access to the many amenities and transport links including Enfield Town and Enfield Chase stations.

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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 866 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 866 SQ FT / 80 SQM	Burleigh Way
<small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small>	<small>Date: 17/07/23</small>
	<b>photoplan</b>



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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