



1a, Lincoln Road | | Enfield | EN1 2DF

£1,600 PCM





## Key features

- TWO BEDROOM TOP FLOOR APARTMENT
- BRIGHT & GENEROUS SIZED RECEPTION ROOM WITH WORK/DINING SPACE
- SPACIOUS KITCHEN-DINER
- MODERN BATHROOM/WC
- GARAGE EN-BLOC
- WITHIN EASY REACH OF MAIN LINE STATIONS & LOCAL SHOPS
- VIEWS OVER CRICKET GROUNDS & LEVEL WALK FROM ENFIELD TOWN
- MINIMUM HOUSEHOLD INCOME APPLIES & SECURITY DEPOSIT REQUIRED
- ADJACENT TO INSPIRATIONS MONTESSORI NURSERY
- AVAILABLE NOW

## Description

A two bedroom, top floor apartment with ample living/work space and garage en-bloc. Situated in this quiet road, adjacent to and with views over, Enfield Cricket Club grounds, the flat is level walking distance from Enfield Town shopping centre and main line station. Inspirations Montessori Nursery is close to the property, as well as Bush Hill Park station & local shops.

Tenants' requirements – minimum household annual income for this property is £48,000.00 & security deposit of £1,600.00, will be required.

Please note:

We are members of:

The Property Ombudsman Redress Scheme -  
Account No. D02426  
&  
Money Shield Client Money Protection Scheme -  
Account No. 57880508

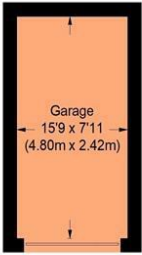
## Directions



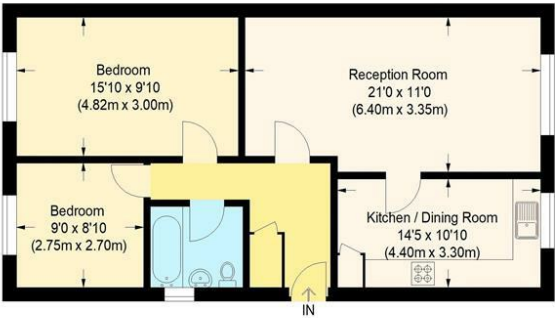
A bright & spacious top floor, two bedroom purpose built flat, overlooking Enfield Cricket Grounds and ideally situated, level walking distance from local shopping parades, Enfield Town Centre and main line stations.



Floor plans



(Not Shown In Actual Location / Orientation)



Second Floor



Pottersfield EN1

Approximate Gross Internal Area (Including Garage)  
78.3 sq m / 843 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID463812)

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		
England & Wales	EU Directive 2002/91/EC	



181 Chase Side  
Enfield  
Greater London  
EN2 0PT  
020 8367 4000  
sales@james-hayward.com  
James-Hayward.com