



Little Park Gardens, Enfield, EN2 6PQ

welcome to

Little Park Gardens, Enfield

Rarely available first floor Victorian conversion flat in the heart of Enfield Conservation Area, just minutes from shops, restaurants, parks and rail stations (Liverpool Street Line and Moorgate Line) and within easy access of both the A10 with its abundance of retail facilities and the M25 Motorway.

The delightful property has been modernised to a good standard throughout and is offered on a chain free basis and has many pleasing features.





Front Door

Accessed via shared entrance lobby.

Entrance Hall (Ground Floor)

Sunken mat, understairs storage area, radiator with cover, staircase to first floor.

Entrance Hall / Landing

(First floor)

Split level, fitted carpet, window to side.

Lounge

14' 5" max x 11' (4.39m max x 3.35m)

Fitted carpet, double radiator, coving to ceiling, built-in storage units.

Kitchen

10' 7" x 10' to extremes (3.23m x 3.05m to extremes)

Fitted in a range of modern wall and base units with contrasting worksurface, inset sink and drainer, breakfast bar, integrated fridge-freezer, washing machine, dishwasher and electric and grill, inset hob to worksurface with tiled splashback, column radiator, sunken spotlights to ceiling, wood floor.

Bedroom

11' 4" x 10' 10" max (3.45m x 3.30m max)

Fitted carpet, double radiator, coving to ceiling.

Cloakroom / WC

Low flush WC with concealed cistern, half wood panelled walls, wood effect floor, heated towel rail, bracket basin.

Bathroom

Comprising a modern white suite with panelled bath, mixer tap, shower attachment, glass shower screen, fully tiled walls, vanity basin with cupboard under, access to loft, frosted window to side, tiled floor.



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Little Park Gardens, Enfield

- Spacious Lounge
- Good Sized Double Bedroom
- Central Location
- Chain Free
- Gas Fired Central Heating

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Offers Over
£325,000



Please note the marker reflects the postcode not the actual property

Little Park Gardens, Enfield, EN2

Approximate Area = 645 sq ft / 59.9 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Barnard Marcus. REF: 1148322

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Property Ref:
ENF103892 - 0002

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