



Florence Avenue, Enfield EN2 8DE

welcome to

Florence Avenue, Enfield

Barnfields are delighted to offer this spacious two double bedroom ground floor apartment extending to over one hundred square meters just a few minutes' walk of Enfield Chase Station (Moorgate Line), local shops on Windmill Hill including Little Waitrose and the Tesco Express and within easy access of Enfield Town centre and park.

The property is offered chain free and benefits from a secure allocated underground parking space.



Entrance Hall

Wood effect floor, radiator, video entry phone, storage & utility cupboard with plumbing for washing machine.

Lounge

20' 3" x 18' 9" (6.17m x 5.71m)

Wood effect floor, radiator, two double radiators, sunken spotlight to ceiling, double glazed doors to west facing Juliet balcony, open to kitchen / diner.

Kitchen / Diner

15' 10" x 11' (4.83m x 3.35m)

Fitted in gloss black base, wall and larder cupboards with sink and hob inset to marble worksurface and drainer, integrated oven and grill, microwave oven, fridge freezer, dishwasher, wood effect floor, double radiator, sunken spotlight to ceiling and double doors to east facing balcony.

Balcony

15' 4" x 3' 5" (4.67m x 1.04m)

To rear of block.

Bedroom One

12' 11" x 11' 3" (3.94m x 3.43m)

Fitted carpet, radiator.

En Suite Shower Room

Fitted in a modern white suit comprising, double shower cubicle, vanity basin, low flush WC with concealed cistern, fully tiled walls and floor, heated towel rail, shaver point, extractor fan.

Bedroom Two

12' 6" x 11' 3" (3.81m x 3.43m)

Fitted carpet, radiator.

Bathroom

Fitted in a modern white suit comprising panelled bath with mixer tap and shower over, vanity basin, low flush WC with concealed cistern, fully tiled walls and floor, heated towel rail, frosted window to rear, extractor fan.

Outside

Underground Garage

Secure allocated parking with lift access to all floors.



view this property online barnfields.co.uk/Property/ENF104555



welcome to

Florence Avenue, Enfield

- Long Lease
- Secure Underground Parking
- Chain Free
- Own Balcony
- Lift Access To All Floors

Tenure: Leasehold EPC Rating: C

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.

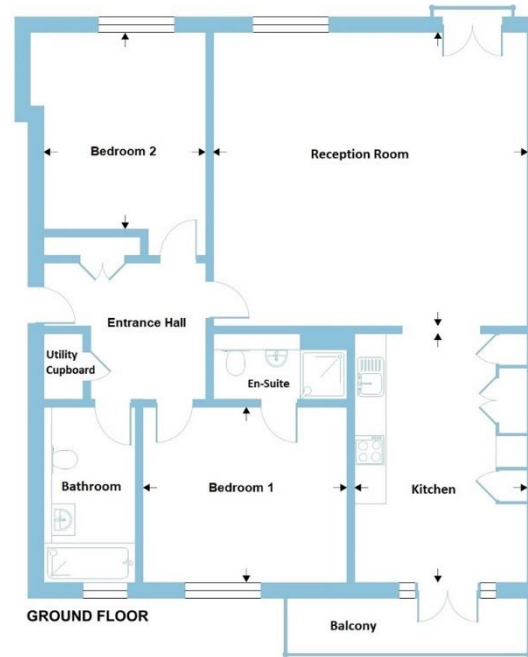
£425,000



Florence Avenue, Enfield, EN2

Approximate Area = 1083 sq ft / 100.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1199991



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF104555 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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