



Florence Avenue, Enfield EN2 8DE

welcome to

Florence Avenue, Enfield

Barnfields are delighted to offer this beautifully presented and spacious two bedroom two bathroom first floor apartment just a few minutes walk of Enfield Chase Station (Moorgate Line), local shops, including The Little Waitrose and Tesco Express and within easy access of Enfield Town shopping centre and parks.

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





Entrance Hall

Dark wood effect floor, double radiator, video entryphone system, built in double cupboard.

Lounge / Kitchen-Diner

24' 10" to extreme x 19' 2" to extreme (7.57m to extreme x 5.84m to extreme)

Dual aspect, beautifully fitted kitchen in a range of gloss cream base, wall and larder cupboards with integrated oven and grill, fridge freezer, microwave, dish washer, gas hob with extractor fan over, stainless steel sink inset to quartz worksurface and drainer, open to large lounge area with spotlights to ceiling, double glazed doors to Juliet balcony, dark wood effect floor, two double radiators.

Utility Cupboard

Ceramic tiled floor, plumbing for washing machine, wall mounted gas central heating boiler.

Bedroom One

11' 5" max x 10' 4" max (3.48m max x 3.15m max)

Dark wood effect floor, double radiator, built in floor to ceiling wardrobe cupboards with wiring for television, door to en-suite.

En-Suite Shower Room

Fully tiled walls and floor, low flush WC, vanity basin, walk in shower cubicle, shaver point, extractor fan, heated towel rail.

Bedroom Two

13' 7" max x 7' 8" max (4.14m max x 2.34m max)

Dark wood effect floor, double radiator, built in floor to ceiling wardrobe cupboards.

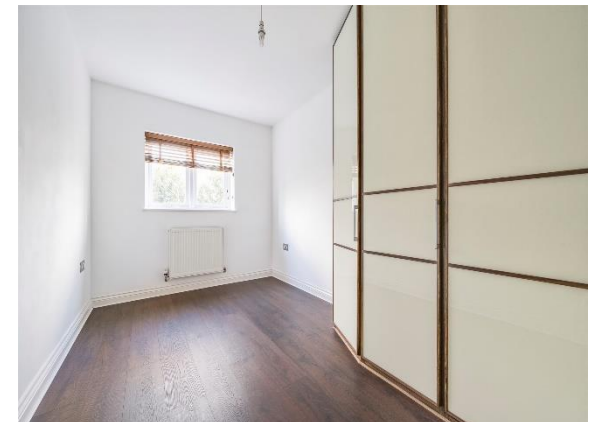
Bathroom W.C

Fully tiled walls and floor, low flush WC, vanity basin, panelled bath,, shaver point, extractor fan, heated towel rail, frosted window to front.

Outside

Parking

Visitor spaces to side, Secure underground car park with allocated parking space. Lift to all floors.



view this property online barnfields.co.uk/Property/ENF105002



welcome to

Florence Avenue, Enfield

- Chain Free
- Secure Underground Parking Space
- En-Suite To Master Bedroom
- Lift to all Floors
- 24' Kitchen / Diner / Lounge

Tenure: Leasehold EPC Rating: B

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 In Excess Of
£385,000



check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



Property Ref:
ENF105002 - 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.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Florence Avenue, Enfield, EN2

Approximate Area = 768 sq ft / 71.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1264118



Please note the marker reflects the
postcode not the actual property



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



[barnfields.co.uk](https://www.barnfields.co.uk)