



Avalon Close, Enfield, EN2 8LP

welcome to

Avalon Close, Enfield

Barnfields are delighted to offer for sale this one bedroom first floor flat situated in a popular residential location, just minutes from Gordon Hill Rail Station (Moorgate Line), shops, schools, Enfield Town with its multiple shopping facilities and within easy access of the M25 and greenbelt countryside.

The well appointed accommodation is perfect for a First Time Buy or Rental Investment and is offered on a chain free basis.





Communal Entrance Door

Opens to Communal Hallway, stairs lead up to:-

First Floor

Flat door opens to:-

Hallway

Tiled flooring.

Shower Room

Step-in fully tiled shower unit, low level WC, wall mounted hand basin, fully tiled walls, chrome heated towel rail.

Kitchen / Lounge

15' 1" x 11' (4.60m x 3.35m)

Dual aspect room with double glazed windows, range of fitted wall and base units with contrasting marble worktops and upstands, sink and drainer, built-in oven with electric hob above, plumbing for washing machine, space for fridge/freezer, electric heater, tiled floor, door to:-

Bedroom

10' 7" x 7' 1" (3.23m x 2.16m)

Wall mounted electric heater, double glazed window to rear, fitted carpet, doorway to walk-in wardrobe with hanging space and shelving.

Outside

Pleasant communal gardens surround the block.

Parking

Spaces for residents on a first come first served basis.



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Avalon Close, Enfield

- One Bedroom
- First Floor
- Close To Station
- Bedroom with Walk-In Wardrobe
- Good Condition

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 655.00

Ground Rent: 110.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Please note the marker reflects the postcode not the actual property

£260,000



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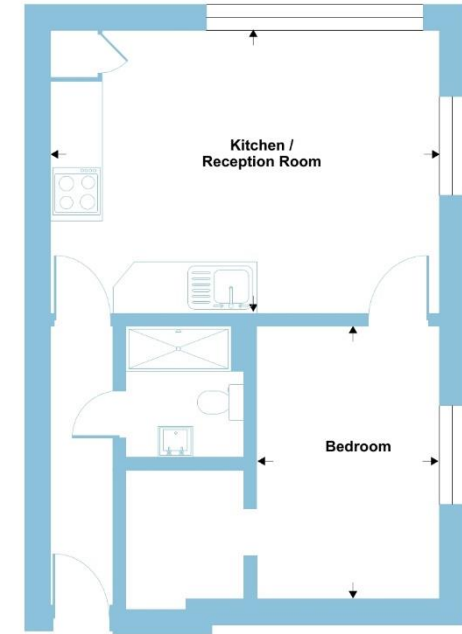
Property Ref:
ENF104537 - 0002

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Approximate Area = 333 sq ft / 31 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). © nichecom 2025. Produced for Barnard Marcus. REF: 1289748

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