



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.



view this property online barnfields.co.uk/Property/ENF104537



welcome to

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.

Offers In Excess Of

£250,000



Please note the marker reflects the postcode not the actual property



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



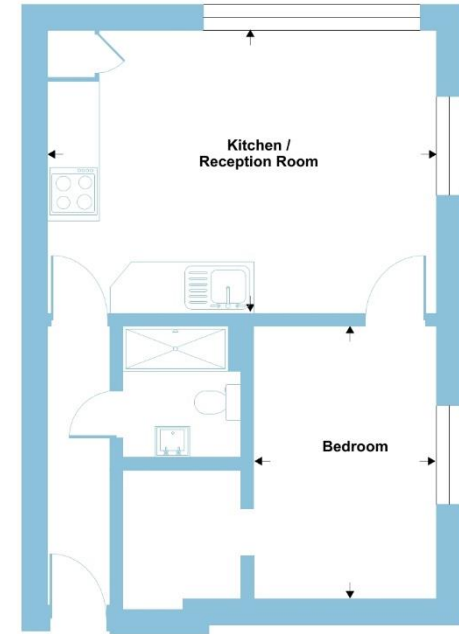
Property Ref:
ENF104537 - 0003

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.

Avalon Close, Enfield, EN2

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




barnfields



020 8363 3394



info@barnfields.com



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



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