



Links Side, Enfield, EN2 7QT

welcome to
Links Side, Enfield

Barnfields are delighted to offer for sale this spacious two double bedroom second floor flat in this quiet residential location just minutes from local schools, shops and greenbelt countryside and within easy access of both Enfield Town with its multiple shopping facilities, Oakwood with its underground station (Piccadilly Line) and within close proximity of Grange Park and Highlands Village.

The property is in good condition throughout and is offered on a chain free basis.





Communal Entrance Door

With intercom system, opens to:-

Communal Hallway

Staircase leads to Second Floor, flat door opens to:-

Spacious Entrance Hall

Laminate flooring, entryphone, large storage cupboard.

Lounge

14' 11" x 12' 2" (4.55m x 3.71m)

Fitted carpet double glazed window to rear, radiator.

Kitchen

11' 11" x 7' 6" (3.63m x 2.29m)

Fitted wall and base units with toning worksurfaces incorporating stainless steel sink unit and drainer, built-in oven with gas hob and extractor above, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, vinyl floor, tiled splashbacks, double glazed window to front, tiled floor, large storage cupboard.

Bedroom One

13' 5" x 9' 10" (4.09m x 3.00m)

Fitted carpet double glazed window to rear, radiator, double glazed window to rear.

Bedroom Two

9' x 7' 11" (2.74m x 2.41m)

Laminate flooring, double glazed window to front, radiator.

Shower Room / WC

Step-in shower cubicle, low flush WC, vanity encased wash hand basin with cupboards beneath, part tiled walls, heated towel rail, tiled floor.

Outside

Storage Shed

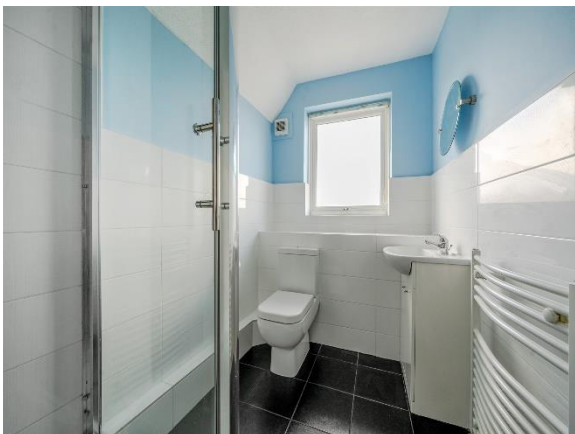
Allocated brick built shed to rear of block.

Garage

Single garage with up and over door, located at the rear of the block.

Parking

Spaces available on a first come first served basis.



view this property online barnfields.co.uk/Property/ENF105305



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Links Side, Enfield

- Two Double Bedrooms
- Fitted Kitchen
- Close To Shops And Transport
- Spacious Lounge
- Modern Shower Room

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1583.69

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 May 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF105305 - 0002

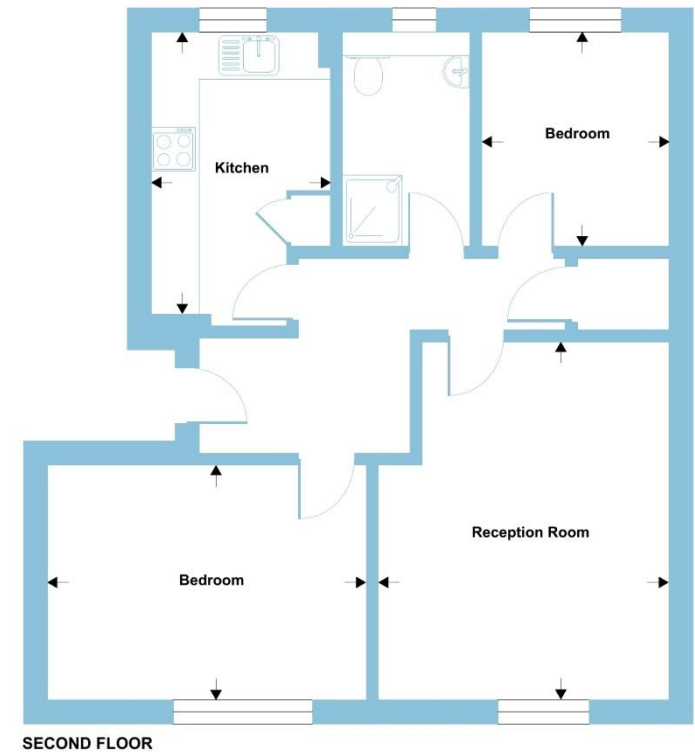
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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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Links Side, Enfield, EN2

Approximate Area = 636 sq ft / 59.1 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Barnard Marcus. REF: 1328929

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