



London Road, Enfield, EN2 6HX

welcome to
London Road, Enfield

Barnfields are delighted to offer for sale this bright and spacious two double bedroom first floor flat in this most convenient location close to Enfield Town Shopping Centre and Overground Station. The property is offered in good condition throughout and benefits from a utility room and rear communal play/drying area and shed.

Must be viewed to be fully appreciated.



Communal Entrance

With entryphone system.

Stairs Lead Up To FIRST FLOOR

Flat Door

Opens to:-

Hallway

Wall mounted entryphone, laminate flooring, radiator, built-in storage cupboard.

Kitchen

10' 10" x 8' 11" (3.30m x 2.72m)

Range of modern fitted wall and base units with contrasting worktops, sink and drainer, plumbing for dishwasher, space for gas cooker, tiled splashbacks, vinyl flooring, double glazed window to rear, radiator, door to:-

Utility Room

8' 11" x 3' 8" (2.72m x 1.12m)

With plumbing for washing machine, space for a fridge/freezer, space for tumble dryer, double glazed window to side, wood flooring, wall mounted boiler.

Lounge

15' x 11' 11" (4.57m x 3.63m)

Currently used as the main bedroom with double glazed windows to front, radiator, laminate wood flooring.

Bedroom One

12' 11" x 11' 11" (3.94m x 3.63m)

Currently used as the lounge with double glazed windows to front, built-in wardrobe cupboards, radiator, laminate flooring.

Bedroom Two

12' 2" x 10' 2" (3.71m x 3.10m)

Double glazed windows to rear, radiator, laminate flooring.

Bathroom

Panelled bath with shower over, pedestal wash hand basin, low flush WC, part tiled walls, vinyl flooring, double glazed windows to rear, radiator.

Outside

Large rear communal play/drying area. Allocated storage shed.



view this property online barnfields.co.uk/Property/ENF105366





welcome to

London Road, Enfield

- Two Double Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen And Bathroom
- Utility Room
- Rear Communal Play/Drying Area And Storage Shed

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2040.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Nov 2019. 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

£350,000



Please note
the marker
reflects the
postcode not
the actual
property

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Property Ref:
ENF105366 - 0002

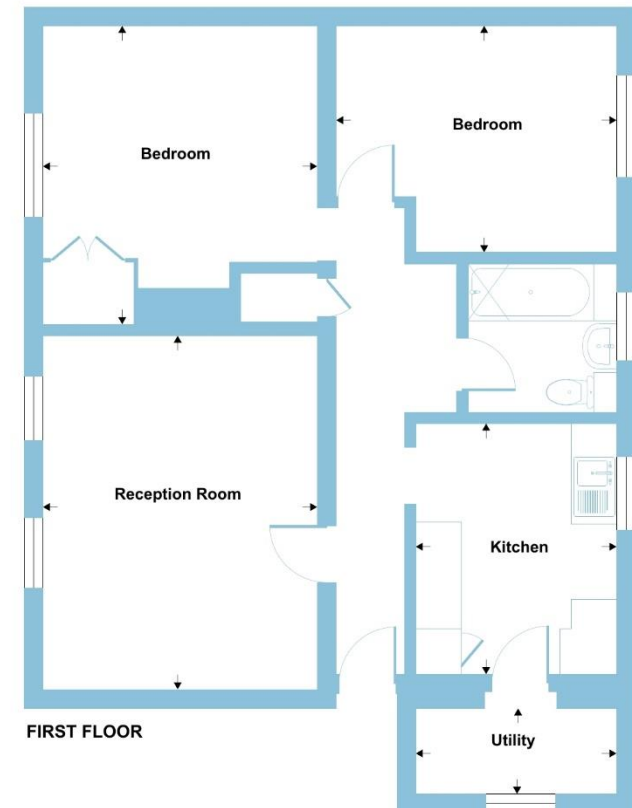
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Approximate Area = 750 sq ft / 69.6 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rictocom 2025. Produced for Barnard Marcus. REF: 1345773



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