



**Links Side, Enfield, EN2 7QT**



**welcome to  
Links Side, Enfield**

A wonderful opportunity to purchase this bright and spacious first floor purpose built flat in this desirable block, adjacent to Enfield Golf Course midway between and with good access of Enfield Town shopping centre and rail stations (Moorgate and Liverpool Street Lines) and Oakwood Underground Station (Piccadilly Line).

Features include:-





### **Spacious Entrance Hall**

Laminate floor, very deep storage cupboard.

### **Lounge**

15' x 12' ( 4.57m x 3.66m )

Laminate floor with underfloor heating, views over field and golf course.

### **Kitchen**

12' x 7' 8" ( 3.66m x 2.34m )

Base units with worktops, inset sink unit, wall cabinets, inset gas hob unit with extractor hood, built-in double oven, plumbing for washing machine, laminate floor, airing cupboard housing hot water tank with immersion heater.

### **Bedroom One**

13' 10" x 10' ( 4.22m x 3.05m )

Laminate floor.

### **Bedroom Two**

9' x 8' 3" ( 2.74m x 2.51m )

Laminate floor.

### **Shower Room / WC**

Walk-in shower cubicle, wash hand basin with cupboards under, low flush WC, vinyl floor, heated towel rail, fully tiled walls.

### **Outside**

### **Garage**

Large integral garage approached from rear of block.

### **Storage Shed**

Own storage shed.

### **Gardens**

Some communal lawns.



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## Links Side, Enfield

- Large Integral Garage
- Long Lease (No Ground Rent)
- Two Good Sized Bedrooms
- Spacious Attractive Lounge With Views
- Modern Shower Room / WC

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 1600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 176 years from 11 Oct 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£325,000**



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Property Ref:  
ENF105265 - 0002

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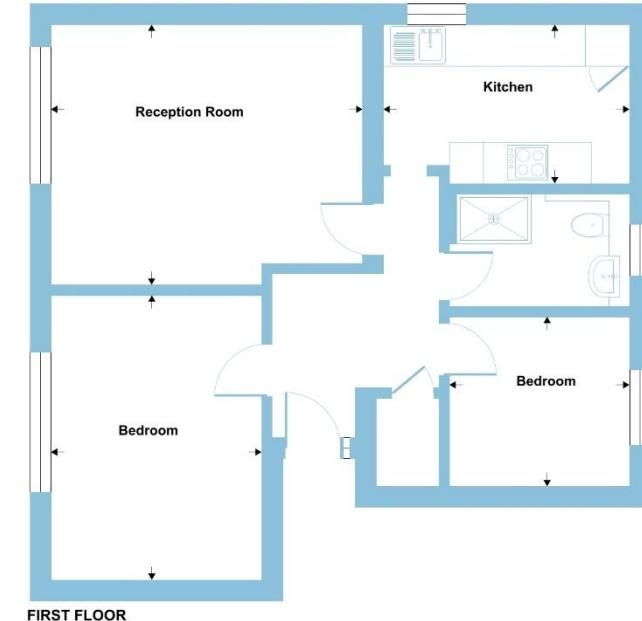
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Links Side, Enfield, EN2

Approximate Area = 627 sq ft / 58.2 sq m

For identification only - Not to scale



Please note the marker reflects the postcode not the actual property

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Barnard Marcus. REF: 1404797



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