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23 Silver Street
Enfield Town EN1 3EF
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Cobham Close, Enfield, EN1 3SD



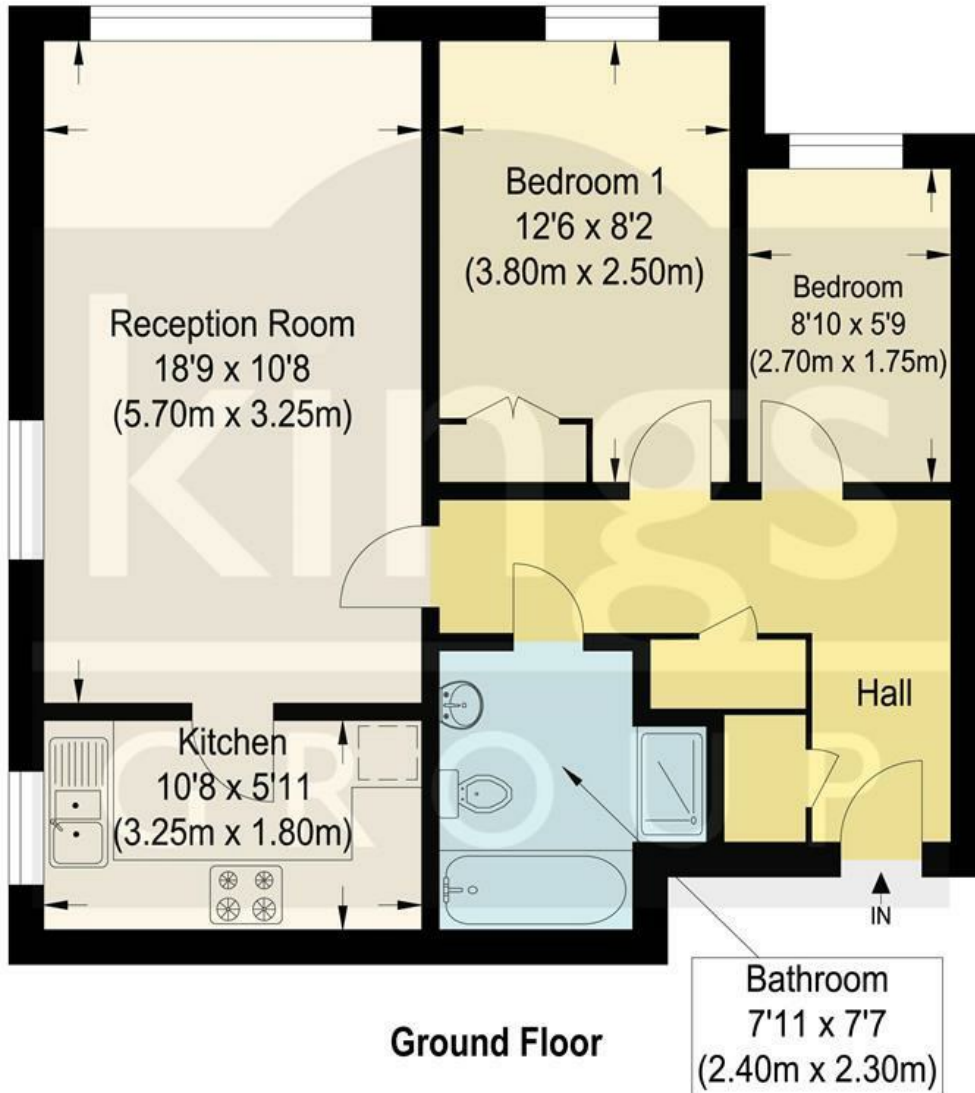
£1,650 Per Calendar Month

This well-presented two bedroom ground floor flat offers an excellent opportunity for prospective tenants. The property features a bright dual aspect living room, a fitted kitchen, and a spacious four piece bathroom suite. Both bedrooms are well-proportioned, and there is ample storage space throughout. The property benefits from gas central heating and is double glazed throughout, with an entry phone system providing added security. Residents will appreciate the convenience of allocated parking as well as additional visitors parking.

Ideally positioned just a short distance from Enfield Town Centre and nearby retail parks, the location provides access to a wide selection of shops, restaurants, and local amenities. Excellent transport links are within easy reach, including local bus routes, Southbury Station (0.5 miles), and Enfield Town Station (0.7 miles). For those travelling by car, the A10, M25, and A406 are only a short drive away, offering straightforward connections to surrounding areas. Set next to King George Playing Fields, the property is also well suited to families, falling within the catchment area of sought-after schools such as Kingsmead School and George Spicer Primary School. This is a property that combines comfort and convenience.

Council Tax Band: C





Approximate Gross Internal Floor Area : 54.60 sq m / 587.70 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



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