



## 28 Eaton Road

, Enfield, EN1 1GU

Asking Price £260,000

Cottage Fields is delighted to present this rarely available One Bedroom Apartment (plus a second bedroom) in the heart of Enfield Town. The property offers a variety of benefits to include Walk Out Balcony, Lift to Floor, Large Principle Bedroom, Allocated Underground Parking Space, Living Room with additional area for potential second bedroom, Excellent location in the heart of Enfield Town, Double Glazing and Gas Central Heating, Long Lease and many more features. This property must be seen to be appreciated.

This apartment is positioned in a prominent location in Enfield Town within a modern development. This property boasts ample space that is enough for almost 600sqft of living area. Numerous windows to the living room ensuring it is bright and airy, whilst also boasting a large walkout balcony for that precious outdoor space and a kitchen with a fresco dining. A light refreshment of the property would be advised, however not necessary. Call one of our property experts now to book your viewing of this exquisite property.

### Cottage Fields Team Member:

Whether this is an investment or a home, this property is ideal with it being located in Enfield Town with all amenities on your doorstep, plus the potential to add a second room for an increase in rent and/or for a growing family, this is a must see!

### Location Guide:

This property boasts being in one of Enfield's most affluent locations, within a short walk away Enfield Town boasting a

- Long Lease
- Excellent Location
- Large Living Room with Seperate Area
- Lift to floor
- Large Principle Bedroom
- Allocated Bay Underground

### Viewing

Please contact our Cottage Fields Office on 020 3621 8621 if you wish to arrange a viewing appointment for this property or require further information.





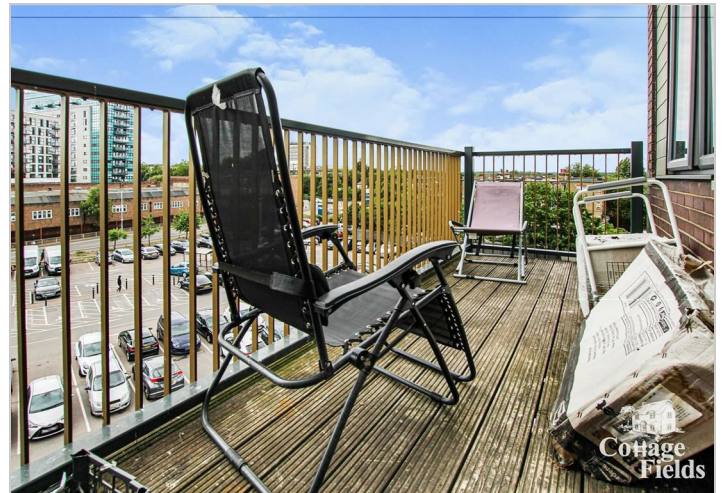
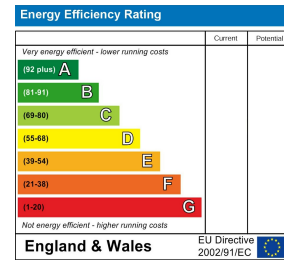
## Floor Plan



## Area Map



## Energy Efficiency Graph



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