



www.kings-group.net

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Enfield Town EN1 3EF
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Southbury Road, Enfield, EN1 1FY
£425,000

Kings Group-Enfield Town are pleased to present this IMPRESSIVE CHAIN FREE TWO DOUBLE BEDROOM SPLIT LEVEL APARTMENT which boasts a spectacular view over Enfield and neighboring areas. Accommodation is arranged over two floors and has two front doors accessed via the eleventh and twelfth floors of the building. This rare find, comprises a modern fitted kitchen with integrated appliances, a bright and airy living room with ample storage space and direct access to your own private balcony, two double bedrooms with en-suite shower room to the master, three piece bathroom suite and allocated parking.

The property is just a short walk from Enfield Town Station which provides easy access into the City. Furthermore local shops and amenities are right on your door step.

Living Room
17'92 x 15'45 (5.18m x 4.57m)

Double glazed windows to the rear aspect, Double glazed doors leading to the balcony, Built in storage cupboards, Laminate flooring, Double radiator x2, Spotlights, Phone point, TV aerial point, Power points

Kitchen
10'46 x 9'70 (3.05m x 2.74m)

Double glazed window to the rear aspect, A range of base and wall units with flat top work surfaces, Double radiator, Laminate flooring, Tiled splash backs, Integrated cooker with electric oven, Induction hob, Integrated extractor hood, Sink drainer unit, Integrated fridge/freezer, Integrated washing machine, Integrated dishwasher, Spotlights, Power points

Ground Floor Hallway

Double radiator, Spotlights, Power points, Built in storage cupboard, Carpeted flooring

Bedroom 1
17'17 x 8'99 (5.18m x 2.44m)

Double glazed window to the rear aspect, Carpeted flooring, Fitted wardrobe, Double radiator, Spotlights, TV aerial point, Power points

En-Suite Shower Room

Shower cubicle, Wash basin with mixer tap, Low level WC, Partly tiled walls, Spotlights

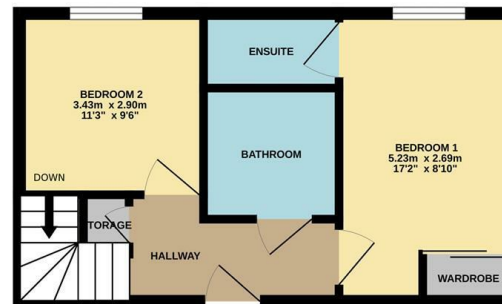
Bedroom 2
11'31 x 9'66 (3.35m x 2.74m)

Double glazed window to the rear aspect, Spotlights, Double radiator, Carpeted flooring, Phone point, TV aerial point, Power points

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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