



SAMBROOKE  
COURT  
Flats 1-7

Abbey Road, EN1 2QG  
Enfield





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# Abbey Road, EN1 2QG

Kings Group-Enfield Town are delighted to present this CHAIN FREE ONE DOUBLE BEDROOM SECOND FLOOR FLAT located in Abbey Road, EN1. The tree-lined street creates a picturesque setting for this residence. The dual aspect living room is a highlight of this property, allowing an abundance of natural light to flood the space, creating a bright and airy atmosphere. The fitted kitchen provides ample counter space for culinary enthusiasts. The bathroom is well-appointed, offering a serene retreat after a long day. The property boasts a spacious double bedroom, with fitted wardrobes. Ample storage space throughout the flat ensures a clutter-free environment, contributing to a well-organized and inviting living space. This property is offered chain-free, providing a smooth and hassle-free transition for potential buyers. Residents parking adds to the convenience, ensuring secure and accessible parking options.

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£275,000



- Chain Free
- Bright and Airy Dual Aspect Living Room
- Three Piece Bathroom Suite
- Ideal First Time Purchase or Investment Opportunity
- Within Close Proximity Of Bush Hill Park Station

- One Double Bedroom Second Floor Flat
- Fitted Kitchen
- Ample Storage Space
- A Short Walk From Local Shops and Amenities
- Residents Parking Available

### Hallway

Two storage cupboards, Entry phone system, Single radiator, Laminate flooring

### Living Room 16'15 x 12;20 (4.88m x 3.66m;6.10m)

Double glazed windows to the rear and side aspects, Double radiator, Laminate flooring, TV aerial point, Power points

### Kitchen 7'29 x 4'94 (2.13m x 1.22m)

Double glazed window to the rear aspect, Laminate flooring, Tiled splash backs, A range of base and wall units with roll top work surfaces, Space for cooker, Space for fridge/freezer, Plumbing for washing machine, Power points

### Bedroom 12'21 x 11'64 (3.66m x 3.35m)

Double glazed window to the side aspect, Single radiator, Laminate flooring, Fitted wardrobes, Power points

### Bathroom 7'27 x 6'81 (2.13m x 1.83m)

Tiled walls, Tiled flooring, Panel enclosed bath with mixer tap and shower attachment, Single radiator, Extractor fan, Wash basin with mixer tap and vanity unit underneath, Low level WC





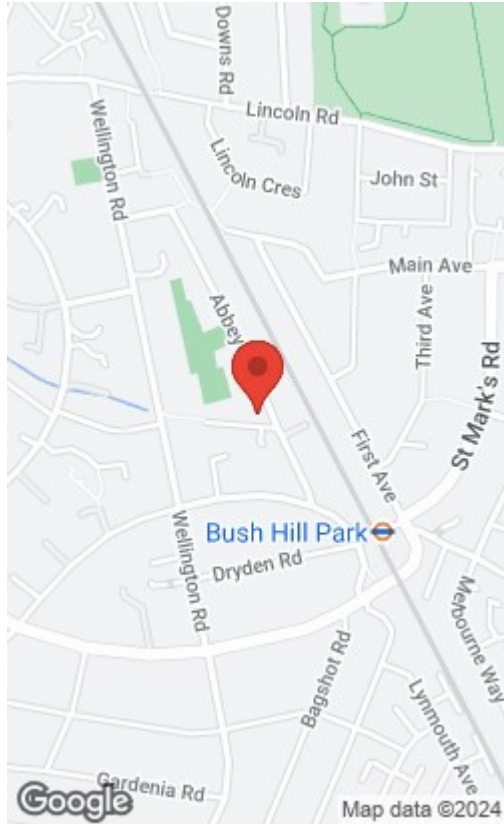
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## SECOND FLOOR

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



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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

25 Silver Street, Enfield Town, Middlesex,  
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

