



London Road, EN2 6HU
Enfield





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Kings Group - Enfield Town are pleased to offer this CHAIN FREE TWO BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT which is located in a gated development on London Road, Enfield within walking distance of both Enfield Town and Enfield Chase Stations both of which offer fast links into London. This apartment is also conveniently positioned for local shops and amenities and benefits from still being under the NHBC New Homes Guarantee. The accommodation comprises lounge, fitted kitchen, two bedrooms, two bathrooms, allocated parking for one vehicle and communal gardens. Internal viewing is recommended - call 0208 364 4118 to book an appointment.

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£350,000



- **Two Bedroom, Two Bathroom Apartment**
- **Walking Distance of Enfield Town & Enfield Chase Stations**
- **Gated Development**
- **CHAIN FREE**
- **Security Entry Phone System**

Entrance

Via communal entrance hallway. Stairs to first floor.

Entrance Hallway

Security entry phone system, single radiator, built in storage cupboard, laminate wood style flooring. Door to

Lounge 12'5 x 11'7 (3.78m x 3.53m)

UPVC double glazed windows and French doors to Juliet balcony, double radiator, TV point, power points, telephone point, inset spot lights, laminate wood style flooring.

Fitted Kitchen 12'5 x 10'9 (3.78m x 3.28m)

UPVC double glazed window, range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, electric hob, electric oven, stainless steel chimney style extractor, inset spot lights, integrated dishwasher, integrated washing machine, integrated fridge freezer, power points, laminate wood style flooring.

Bedroom One 12'4 x 11'3 (3.76m x 3.43m)

UPVC double glazed window, double radiator, power points. Door to

En-suite

Four piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, walk in shower cubicle, vanity wash hand basin with mixer tap, low level WC, tiled walls, inset spot lights, heated towel rail, tiled flooring.

Bedroom Two 10'7 x 7'3 (3.23m x 2.21m)

UPVC double glazed window, double radiator, power points.

Shower Room

UPVC double glazed opaque window, walk in shower

- **First Floor**
- **Close to Local Shops & Amenities**
- **Allocated Parking**
- **Communal Gardens**

cubicle, vanity wash hand basin with mixer tap, low level WC, tiled walls, heated towel rail, tiled flooring.

Parking

Allocated parking for one vehicle

Additional Information

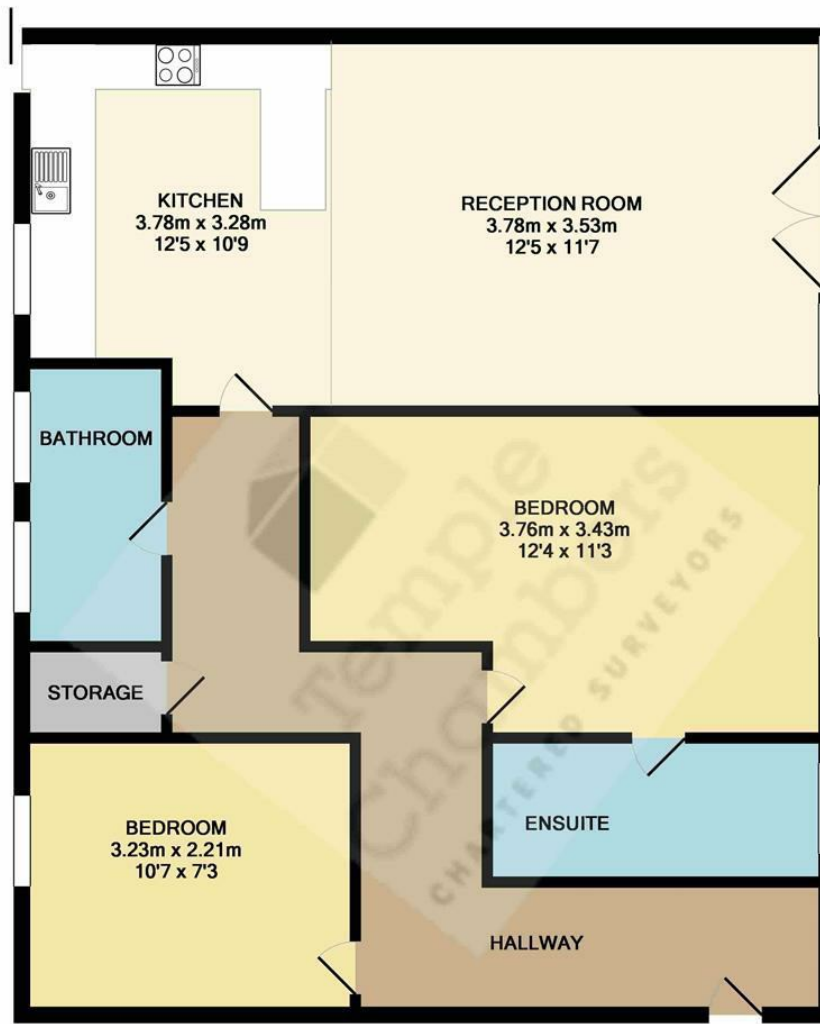
Communal gardens







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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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