

**Stanley Road, London, EN1 1NG**



**£350,000**

Kings Group-Enfield Town are delighted to present this CHAIN FREE TWO DOUBLE BEDROOM GROUND FLOOR FLAT located within walking distance of Enfield Town Centre. This ideal first time purchase or investment opportunity comprises lounge, a fitted kitchen, two double bedrooms and bathroom. Additional benefits of an array of local shops and amenities are within close proximity as well as Enfield Town Station(0.3 miles) which offers direct access into the City.

### **Hallway**

Storage cupboard, carpeted flooring.

### **Bathroom**

**8'85 x 6'07 (2.44m x 2.01m)**

Double glazed opaque windows to the rear, tiled walls, heated towel rail walls, tiled flooring, extractor fan, panel enclosed bath with shower attachment, wash basin with mixer tap with vanity unit under, low level w.c., built-in storage

### **Lounge**

**11'43 x 15'26 (3.35m x 4.57m)**

Double glazed windows to the front, double radiator, laminate flooring, gas fireplace, phone point, TV aerial point, power points

### **Kitchen**

**10'45 x 8'90 (3.05m x 2.44m)**

Double glazed windows to the rear, double radiators, lino flooring, base & wall units with roll top, integrated cooker, electric cooker, electric oven with electric hobs, integrated chimney style extractor hood, drainer unit sink, space for fridge freezer, two built in storage cupboard, power point

### **Bedroom 1**

**11'45 x 11'31 (3.35m x 3.35m)**

Double glazed windows at the front, double radiator, laminate flooring, power points

### **Bedroom 2**

**12'20 x 11'23 (3.66m x 3.35m)**

Double glazed windows to the rear, double radiators, laminate flooring, power points





# GROUND 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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## Energy Efficiency Rating

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

Current: 71 | Potential: 76

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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