

Dunstan Mews, EN1 1GF
Enfield





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Kings Group-Enfield Town are delighted to present this WELL PRESENTED ONE DOUBLE BEDROOM APARTMENT located in a set back gated development in the heart of Enfield Town. Accommodation comprises a naturally bright and airy open plan modern fitted kitchen/living area, one double bedroom with a built in wardrobe, bathroom and a large storage cupboard/utility space. Step outside to your own private balcony with impressive views over Enfield, look to your left and you can see views of Central London. Conveniently located, this ideal first time purchase or investment opportunity has an array of shops and amenities to enjoy right on your doorstep. Furthermore the property provides easy access to transport links including local bus routes and Enfield Town Station which provides direct access into the City.

£280,000



- One Double Bedroom Fourth Floor Apartment
- Private Balcony With Great Views
- Lift Access
- Walking Distance to Enfield Town Centre
- 238 Year Lease

Hallway

Spotlights, Storage cupboard, Double radiator, Laminate flooring, Power points

Open Plan Living Room/Kitchen 24'31 x 10'78 (7.32m x 3.05m)

Double glazed window to the rear aspect, Double glazed door leading to the balcony, Laminate flooring, Double radiator x2, Power points, TV aerial point, A range of base and wall units with flat top work surfaces, Integrated cooker with electric oven and electric hob, Integrated extractor hood, Sink drainer unit, Tiled splash backs, Tiled flooring, Integrated fridge/freezer, Integrated dishwasher, Spotlights

Bathroom 6'92 x 6'36 (1.83m x 1.83m)

Heated towel rail, Panel enclosed bath with mixer tap and shower attachment, Wash basin with mixer tap, Low level WC, Shaver point, Spotlights, Partly tiled walls, Tiled flooring

Bedroom 1 12'67 x 9'09 (3.66m x 2.97m)

Double glazed window to the rear aspect, Spotlights, Double radiator, Carpeted flooring, Power points, Built in wardrobe

Storage Cupboard/Utility Space 5'17 x 3'52 (1.52m x 0.91m)

Plumbing for washing machine

- Naturally Bright and Airy Open Plan Modern Fitted Kitchen/Living Room
- Ample Storage Space
- 0.1 Miles to Enfield Town Station
- Gated Development
- Ideal First Time Purchase or Investment Opportunity

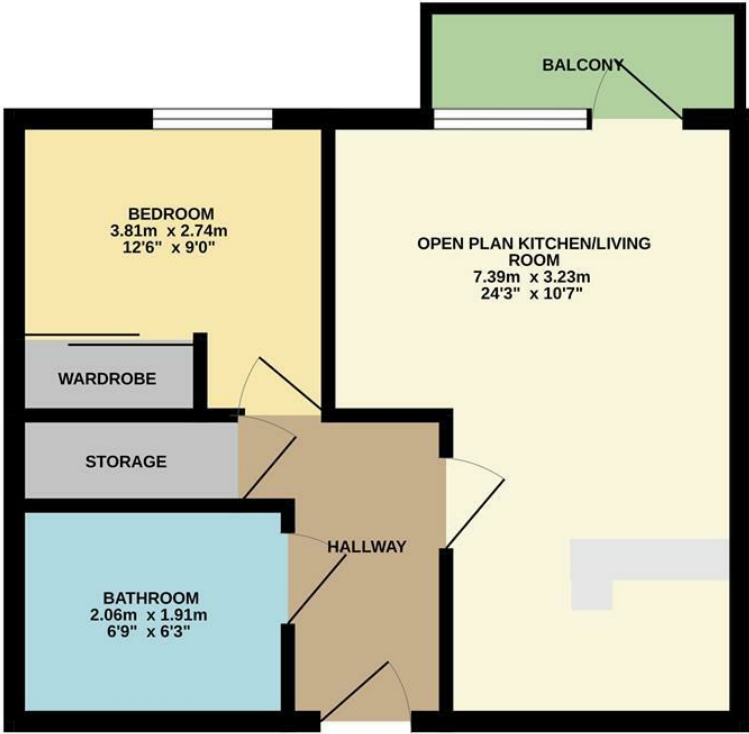




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales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



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. Made with Metropix ©2024

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.

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