



Main Avenue, EN1 1GD
Enfield





Main Avenue, EN1 1GD

Kings Group-Enfield Town are pleased to present this CHAIN FREE TWO DOUBLE BEDROOM SECOND FLOOR FLAT, located within close proximity of transport links including local bus routes, Bush Hill Park Station(0.4 miles) and Southbury Station(0.4 miles). This ideal first time purchase or investment opportunity is within walking distance of local shops and amenities, as well as being within catchment area of some of Enfield's most sought after schools including Bush Hill Park Primary School. The property comprises a spacious open plan kitchen/living area with direct access to your own private balcony, two double bedrooms with en-suite shower room to the master, bathroom, storage and one allocated parking space. The development benefits from a concierge service and lift access.

Offers In Excess Of £270,000



- Chain Free
- En-Suite Shower Room to the Master and Family Bathroom
- Allocated Parking
- 0.4 Miles to Bush Hill Park Station and 0.4 Miles to Southbury Station
- Within Walking Distance of Local Shops and Amenities

Hallway

Storage cupboard, Double radiator, Laminate flooring, Power points

Open Plan Kitchen/Living Room 21'88 x 15'79 (6.40m x 4.57m)

Double glazed sliding door leading to the balcony, Double radiators, Laminate flooring, Power points, A range of base and wall units with roll top work surfaces, Tiled flooring, Tiled splash backs, Integrated electric oven, Gas hob, Integrated chimney style extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Integrated dishwasher, Spotlights

Bathroom 7'30 x 5'51 (2.13m x 1.52m)

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

Bedroom 1 15'81 x 10'41 (4.57m x 3.05m)

Double glazed window to the rear aspect, Double radiator, Laminate flooring, Built in wardrobes, Power points

En-Suite 7'24 x 4'92 (2.13m x 1.22m)

Spotlights, Partly tiled walls, Heated towel rail, Tiled flooring, Shower cubicle, Wash basin with mixer tap, Low level WC

Bedroom 2 10'60 x 9'68 (3.05m x 2.74m)

Double glazed window to the rear aspect, Double radiator, Laminate flooring, Power points

- Two Double Bedroom Second Floor Flat
- Own Balcony
- Spacious Open Plan Fitted Kitchen/Living Room
- Easy Access to the A10/M25/A406 Providing Good Access to Surrounding Areas
- Within Catchment Area of Sought After Schools Including Bush Hill Park Primary School





THE 4-HOUR BODY
THE 500 MOST IMPORTANT QUESTIONS
ASKED ABOUT THE HUMAN BODY
THE 100 MOST IMPORTANT QUESTIONS
ASKED ABOUT THE HUMAN BODY

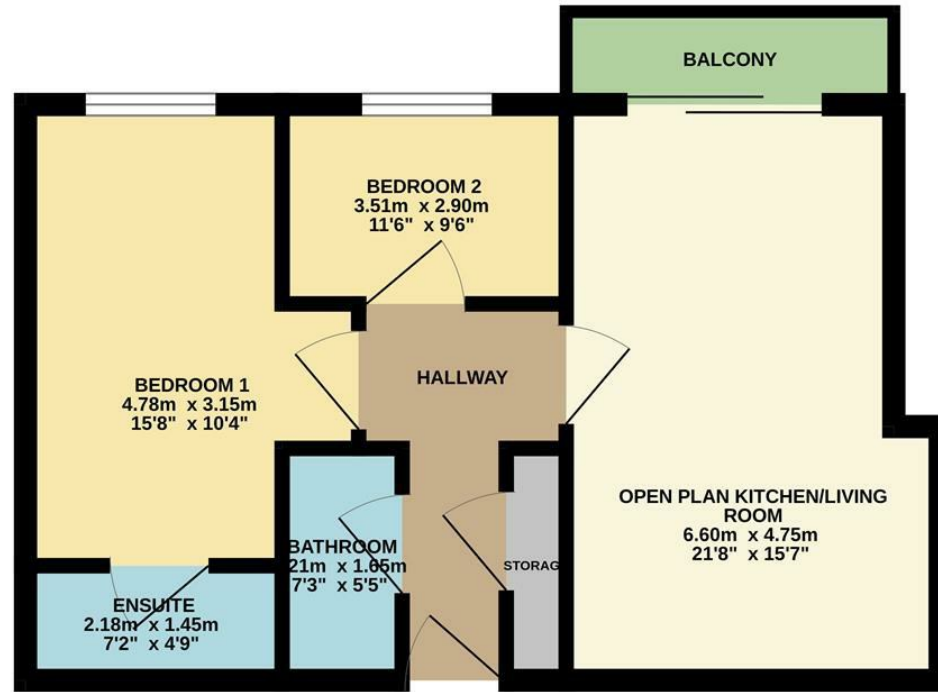
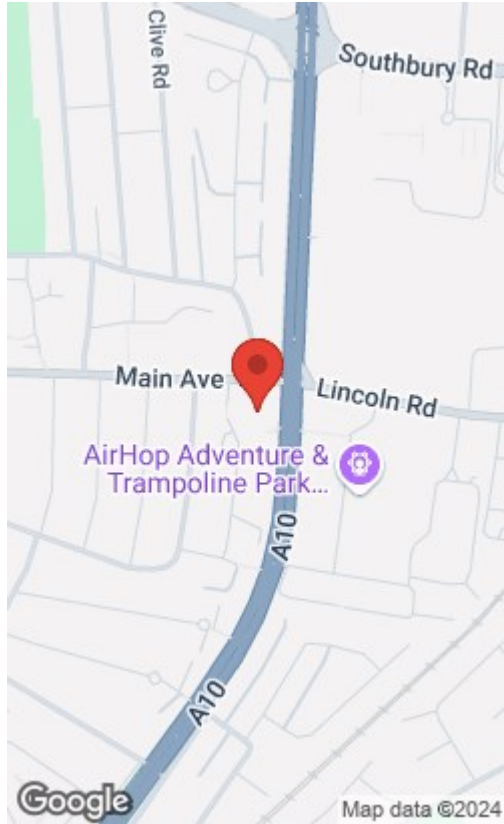
WELCOME TO DREAM WORLD
WELCOME TO DREAM WORLD

THE NORTH FACE
BORN TO EXPLORE

kings
GROUP

SECOND FLOOR

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|-------------------------|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (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 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.

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

T: 0208 364 4118

E:

www.kings-group.net

