



Main Avenue, EN1 1GD  
Enfield









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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







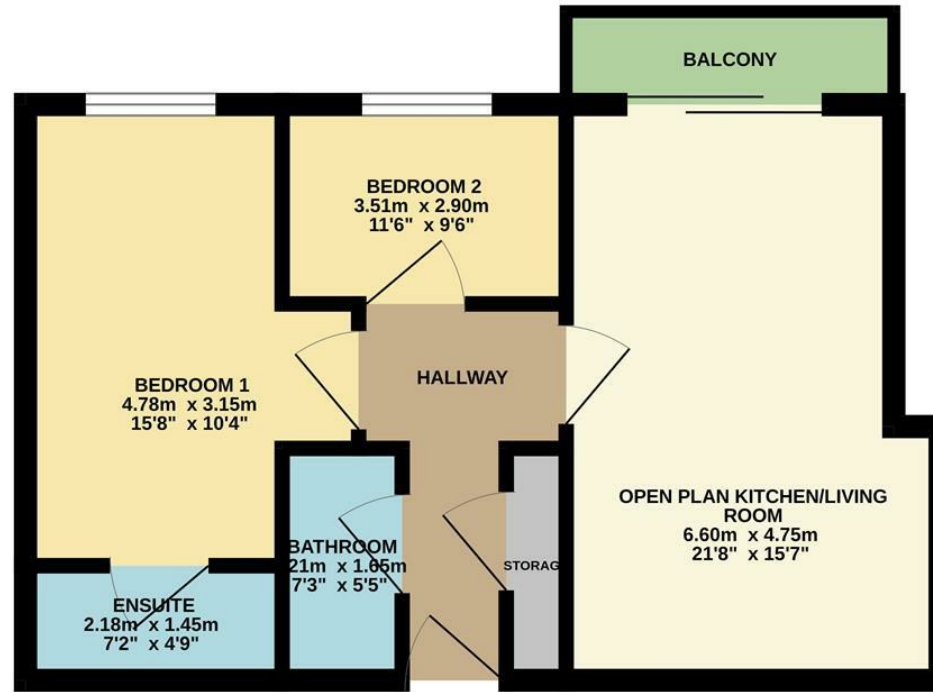
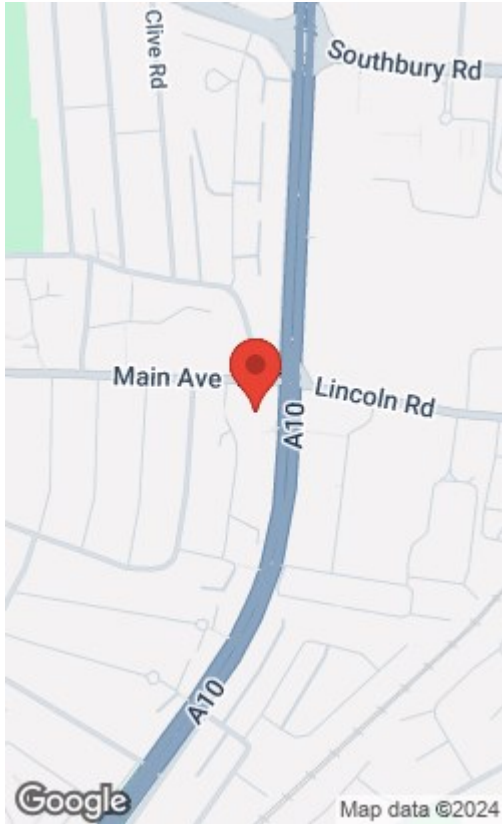






# SECOND FLOOR

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.  
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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.

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