

Charles Street, EN1 1FG
Enfield





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Discover the perfect blend of comfort and convenience in this stunning two-bedroom apartment, located on a tranquil street in the highly sought-after Bush Hill Park. Situated on the first floor of Karyatis Court, this spacious 847 sqft residence is a rare find, boasting two generously sized double bedrooms, a contemporary open-plan kitchen/diner/lounge, and a sleek family bathroom. With a remaining lease of 101 years, this chain-free property is ready for you to move in and make it your own.

Both Enfield Town and Bush Hill Park Overground Stations are within walking distance, offering direct rail links to Central London (Liverpool St in approximately 30 minutes). With easy access to the A10, A406, and M25, commuting is effortless.

Just a short stroll away, you'll find a Sainsbury's Local and the vibrant Enfield town centre, brimming with shops, bars, and restaurants. For more extensive shopping, Colosseum Retail Park is just a quick drive away.

Call us today to arrange a viewing!

Offers Over £300,000



- Two Double Bedroom Apartment
- First Floor
- 78.7 Sq.m of Living Space

- Within Catchment of Bush Hill Park & George Spicer Primary Schools
- 101 Years Remaining on the Lease

- Chain Free
- Allocated Gated Parking
- Walking Distance to Bush Hill Park & Enfield Town Overground Stations
- Well Presented Throughout





CHARLES STREET EN1

RESERVED

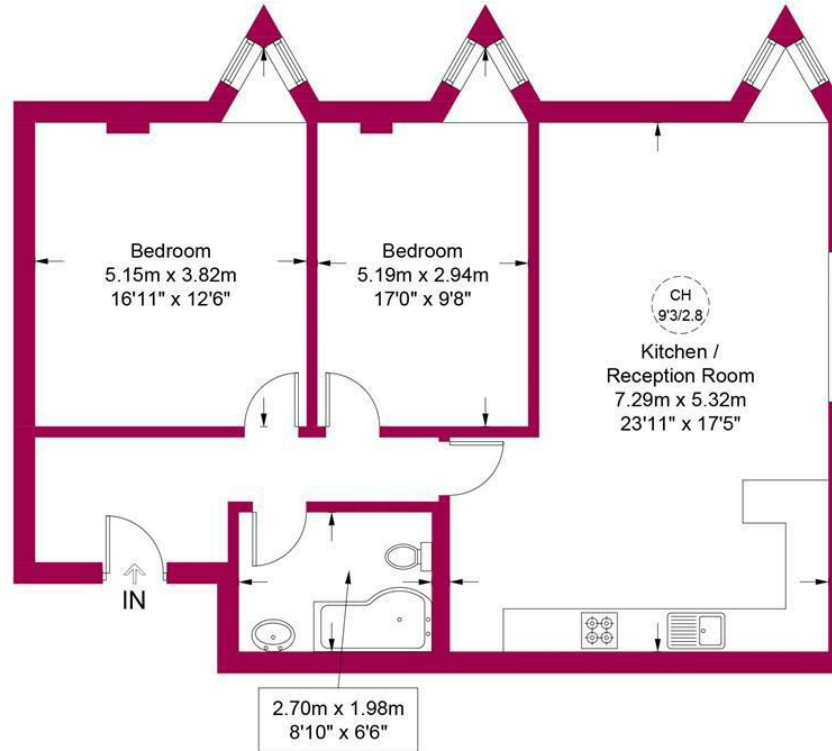
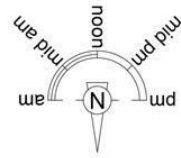
RESERVED



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			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(11-28) 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	

Karyatis Court, EN1

Approximate Gross Internal Area = 847 sq ft / 78.7 sq m



First Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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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