



London Road, EN2 6EG  
Enfield





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Kings Group - Enfield Town is delighted to present this ONE BEDROOM GROUND FLOOR FLAT, located within walking distance of Enfield Town Overground Station, which offers fast links into London Liverpool Street. This ideal first time purchase/investment opportunity comprises reception room, fitted kitchen, one bedroom, ample storage space and bathroom. Additional benefits of ample natural light that fills the rooms as well as local shops and amenities are within easy reach.

£310,000



- One Bedroom Ground Floor Flat
- Gas Central Heating
- Fitted Kitchen
- Within Easy Access To Local Shops And Amenities
- High Ceilings Throughout

- Access To Communal Garden
- 0.3 Miles To Enfield Town Overground Rail Station
- Ample Storage
- Ideal First Time Purchase Or Investment Opportunity
- Chain Free

Reception Room 18'2 x 9'11 (5.54m x 3.02m)

Kitchen 10'4 x 6'1 (3.15m x 1.85m)

Bedroom 11'11 x 11'3 (3.63m x 3.43m)

Bathroom



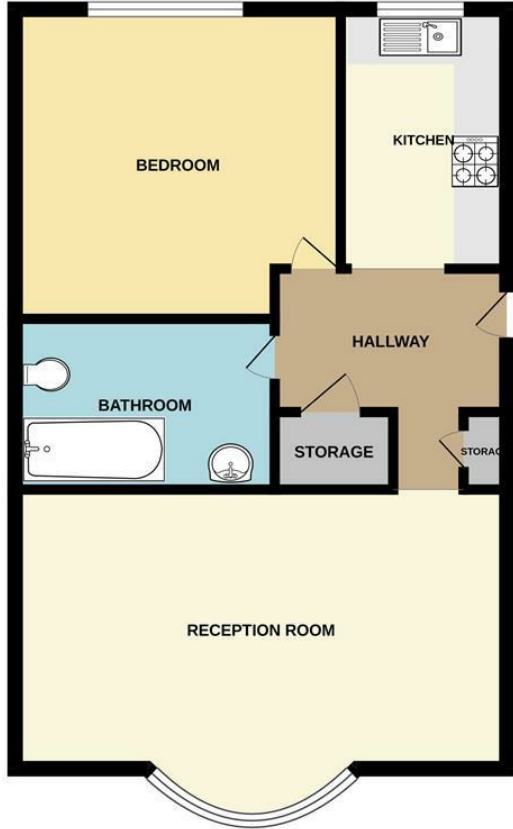






GROUND FLOOR

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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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