



Birkbeck Road, EN2 0DX
Enfield





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Kings Group - Enfield Town proudly presents this CHAIN FREE, ONE DOUBLE BEDROOM period-converted flat, perfectly situated on the first floor of a charming property, just moments away from a vibrant selection of local shops, cafés, and essential amenities. This delightful flat is also superbly positioned for easy access to convenient transport links, including bus routes and Gordon Hill Station (only 0.6 miles away), offering swift, direct connections into the City.

The flat itself boasts a spacious and inviting reception room, a well-appointed fitted kitchen, a generously sized double bedroom, and a sleek, modern bathroom. Outside, you'll enjoy the added bonus of your own private garden, perfect for relaxing or entertaining.

This exceptional property is ideal for first-time buyers or savvy investors alike, and comes with the added advantages of a long lease and no service charge/

Don't miss this opportunity to make this charming home your own!

£320,000



- Chain Free
- No Service Charge
- Own Private Garden
- Within Close Proximity of Local Shops and Amenities
- Gas Central Heating

- One Double Bedroom First Floor Flat
- 141 Year Lease
- 0.6 Miles to Gordon Hill Station
- Naturally Bright and Airy Throughout









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

Approximate Gross Internal Area 544 sq ft – 51 sq m



First Floor



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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