

Cedar Road, EN2 0PD
Enfield





kin
GROUP

Cedar Road, EN2 0PD

This chain-free two double bedroom flat, located on the third floor, offers a fantastic living space with the added benefit of lift access for convenience. The property is perfect for home movers or investors looking for a well-positioned home in a sought-after area. The spacious living area is flooded with natural light, from here, you can step out onto your own private balcony. The flat also features a fitted kitchen. Both bedrooms are generous in size, offering ample space for double beds and storage, while the three-piece bathroom suite is well-maintained. The property also benefits from ample storage space throughout, including built-in cupboards. Additional features include residents' parking, ensuring parking is never a hassle, and the flat's ideal location within close proximity to Gordon Hill Station. Commuters will appreciate the quick links into central London, while local shops, cafes, and amenities are just a short walk away, making everyday life convenient and easy.

£225,000

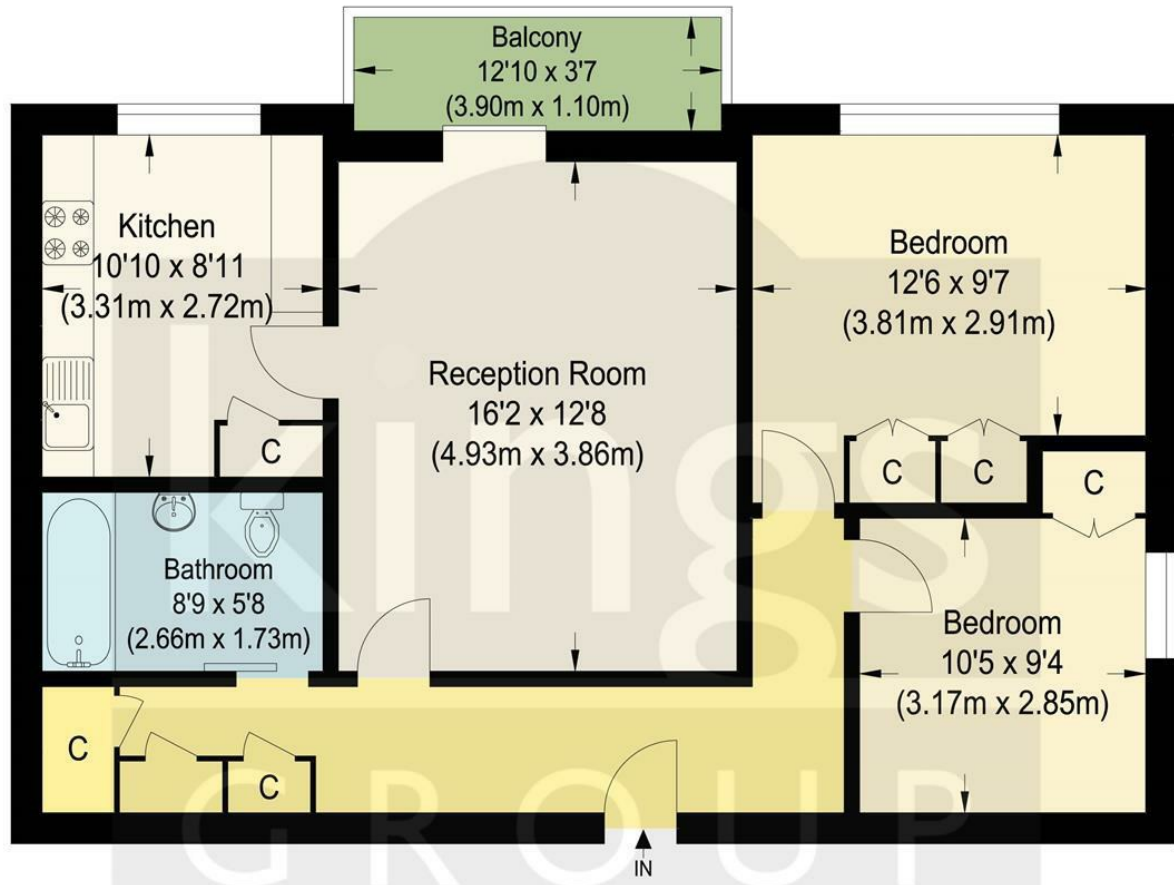
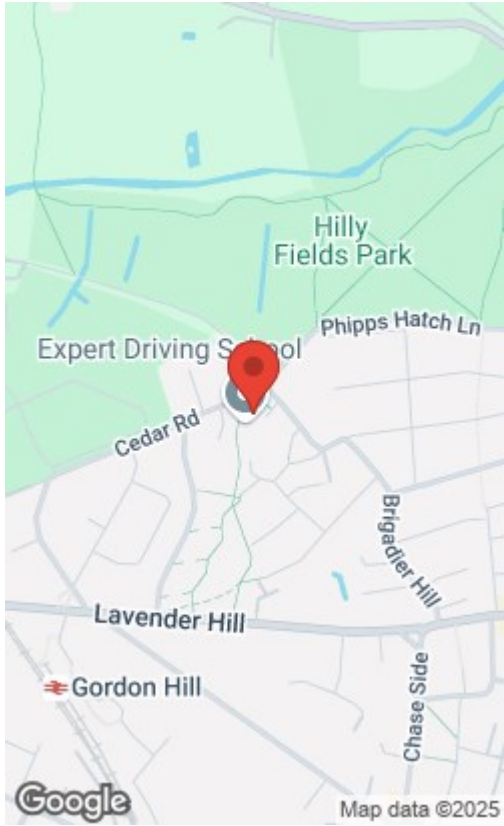


- Chain Free
- Own Private Balcony
- Fitted Kitchen
- Lift Access
- Within Walking Distance of Local Shops and Amenities

- Two Double Bedroom Third Floor Flat
- Naturally Bright and Airy Living Area
- Residents Parking
- Close Proximity to Transport Links Including Gordon Hill Station
- CASH BUYERS ONLY



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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales	72	England & Wales	80



Third Floor Picardy House



Approximate Gross Internal Floor Area : 69.0 sq m / 742.70 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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

