



Eaton Road, EN1 1GU  
Enfield







# Eaton Road, EN1 1GU

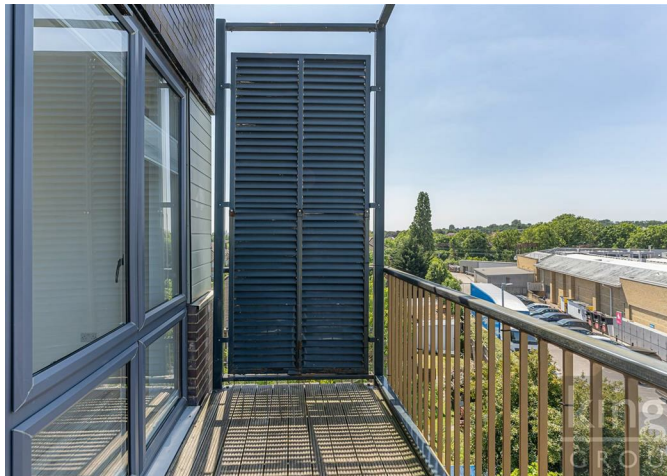
Situated on the third floor of a well-kept residential development, this spacious two double bedroom apartment offers a bright and comfortable living environment in a highly convenient location. The building is served by a lift and benefits from a security entry phone system, while the property itself comes with an allocated underground parking space. Offered to the market chain free, it also boasts a lengthy lease of approximately 112 years.

The interior features a generously sized dual aspect living room with double glazed doors opening onto a private balcony, providing a pleasant outdoor retreat. A fitted kitchen sits just off the living area, offering practical layout and storage. The accommodation includes two well-proportioned double bedrooms, with the main bedroom enjoying the added benefit of an en-suite shower room. A separate three-piece bathroom suite serves the rest of the home, completing a layout that will suit a wide range of buyers.

The apartment is located a short distance from Enfield Town Centre, where a wide range of shops, cafes and restaurants can be found. Enfield Town Station is just 0.2 miles away and provides direct access into Liverpool Street Station, making this an excellent choice for commuters. Bus stops are close by, and road users will appreciate the easy access to the A10, M25 and A406, connecting Enfield with surrounding areas. This property is perfectly suited to first time buyers, investors and families alike. It falls within the catchment area of several well-regarded schools including George Spicer Primary School, Enfield Grammar School and St Andrews CofE Primary School.

Council Tax Band: D  
Construction Type: Standard (Brick)  
Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

## Offers In Excess Of £325,000





- Two Double Bedroom Third Floor Apartment
- CHAIN FREE
- Spacious Dual Aspect Living Room
- Three Piece Bathroom Suite and En-Suite to the Master Bedroom
- Within Walking Distance of Bus Stops and Enfield Town Station(0.2 miles) Providing Direct Access into the City
- Private Balcony
- Allocated Underground Parking and Lift Access
- Modern Fitted Kitchen
- Close Proximity to Enfield Town Centre Boasting an Array of Shops and Restaurants to Enjoy
- Within Catchment Area of Sought After Schools Including George Spicer Primary School and Enfield Grammar School







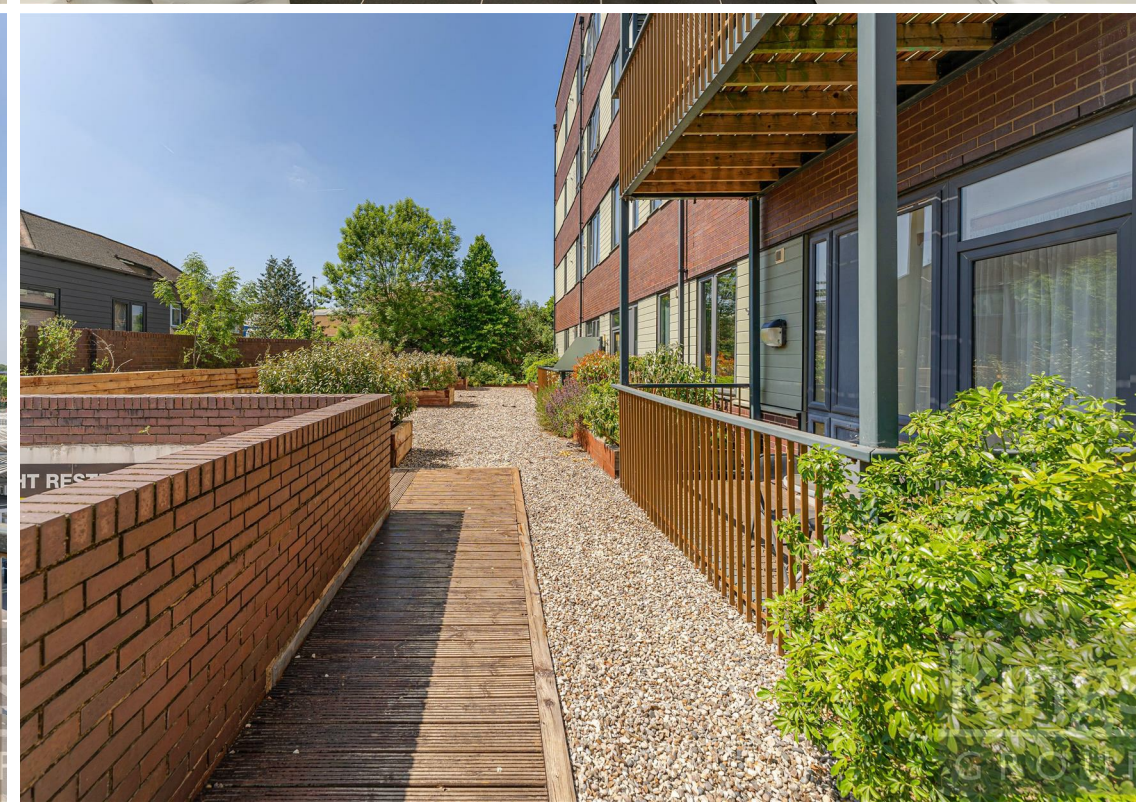
kings  
GROUP





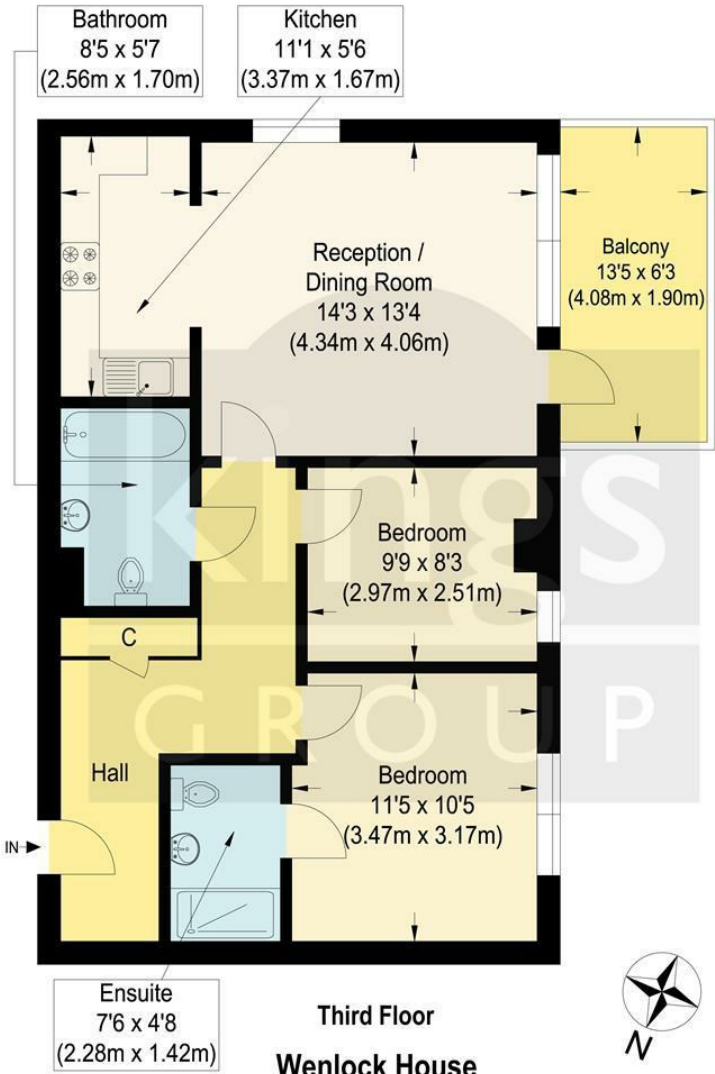
Kings  
GROUP







| 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) <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>                                                |         |           |
| (29-38) <b>F</b>                            |         |           | (29-38) <b>F</b>                                                |         |           |
| (1-28) <b>G</b>                             |         |           | (1-28) <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                                         |         |           |



Third Floor  
Wenlock House

Approximate Gross Internal Floor Area : 63.70 sq m / 685.66 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](http://www.kings-group.net)

