



Eaton Road, EN1 1GU  
Enfield

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# Eaton Road, EN1 1GU

Kings Group – Enfield Town are proud to present this beautifully presented two double bedroom second floor flat, ideally situated just moments away from the vibrant Enfield Town Centre which offers an array of local shops, cafés, and restaurants. The property provides excellent transport links, with bus stops close by and Enfield Town Station located only 0.2 miles away, offering direct access into London Liverpool Street Station. Offered for sale on a chain free basis, this stunning apartment would make an ideal purchase for first time buyers, young families, or investors alike.

The property falls within the catchment area of several highly regarded schools including George Spicer Primary School, Enfield Grammar School and St Andrews CoE Primary School. The accommodation comprises an impressive open plan modern fitted kitchen and living area with direct access to a private balcony, perfect for relaxing or entertaining.

There are two generous double bedrooms, with the master bedroom benefiting from an en-suite shower room, as well as a contemporary three piece bathroom suite.

Further benefits include an allocated parking space within the development's secure underground car park, lift access, a security entry phone system, double glazing throughout allowing for an abundance of natural light, and gas central heating. This superb property combines modern living with an enviable location, making it an excellent opportunity not to be missed.

£340,000



- Chain Free
- Secure Underground Allocated Parking
- High Ceilings Throughout
- Three Piece Bathroom and En-Suite Shower Room to the Master Bedroom
- Double Glazed Throughout, Gas Central Heating and Security Entry Phone System

- A Beautifully Presented Two Double Bedroom Second Floor Flat
- Balcony
- A Spacious Open Plan Modern Fitted Kitchen/Living Area
- Lift Access
- Ideal First Time Purchase or Investment Opportunity



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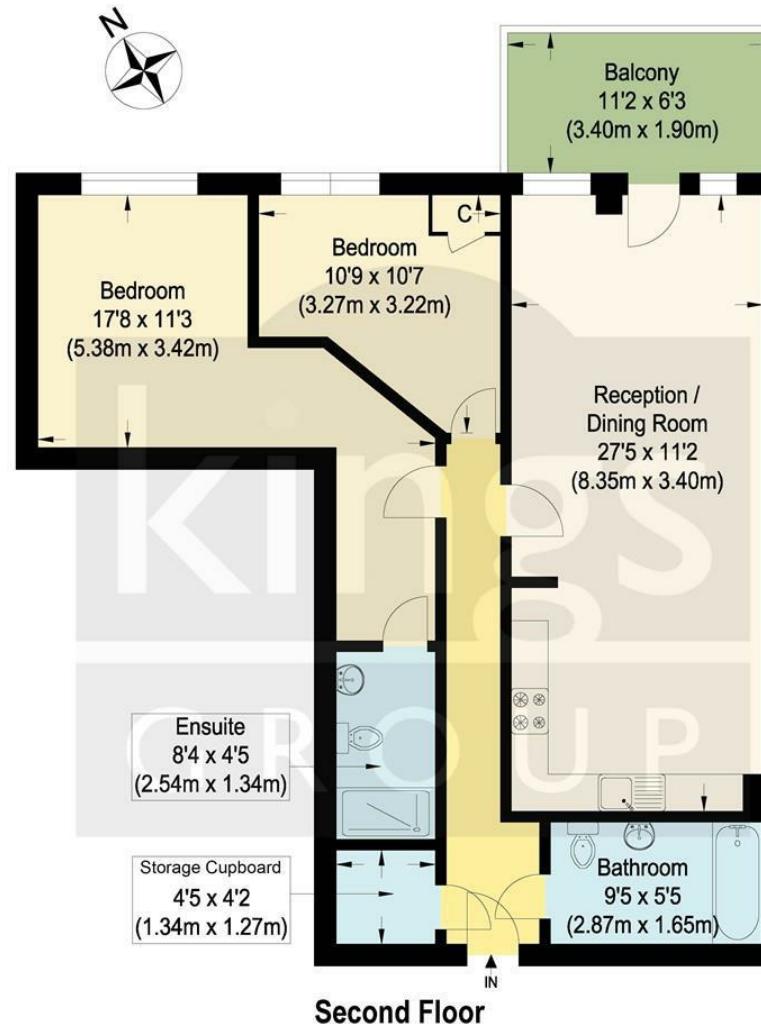
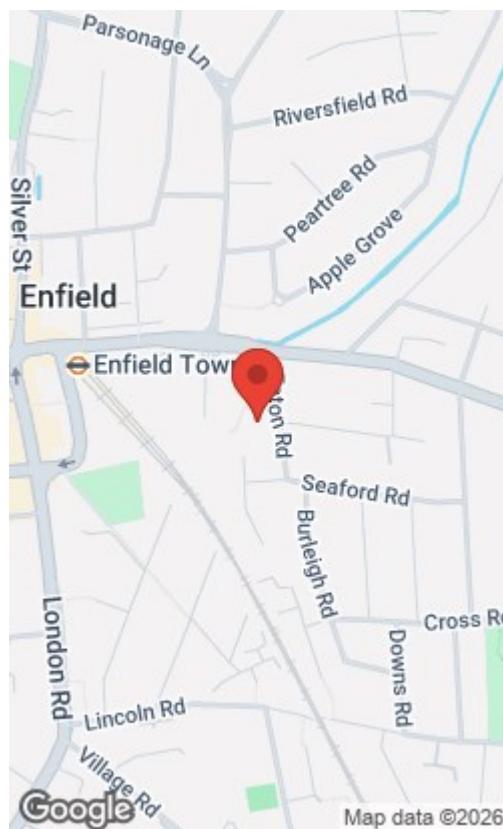
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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



## Wenlock House

Approximate Gross Internal Floor Area : 72.40 sq m / 779.30 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.

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