



Adamsrill Close, Enfield

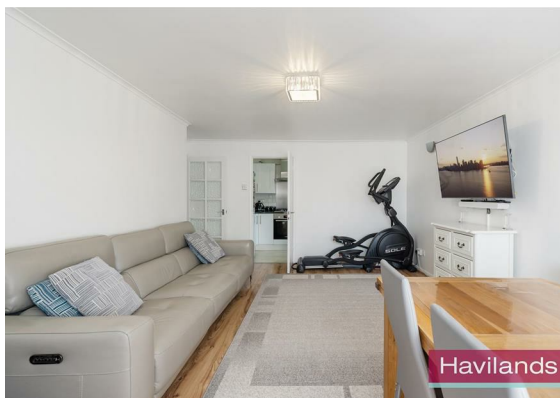
£375,000

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- Two Double Bedroom, Ground Floor Apartment
- Sought After Location
- Within Catchment of Several Sought After Schools including Raglan Infant and Junior (Outstanding)
- Within Easy Reach of Bush Hill Park Station (Liverpool St) and Grange Park Station (Moorgate)
- Cul-De-Sac Location
- Well Kept Communal Grounds
- Share of Freehold





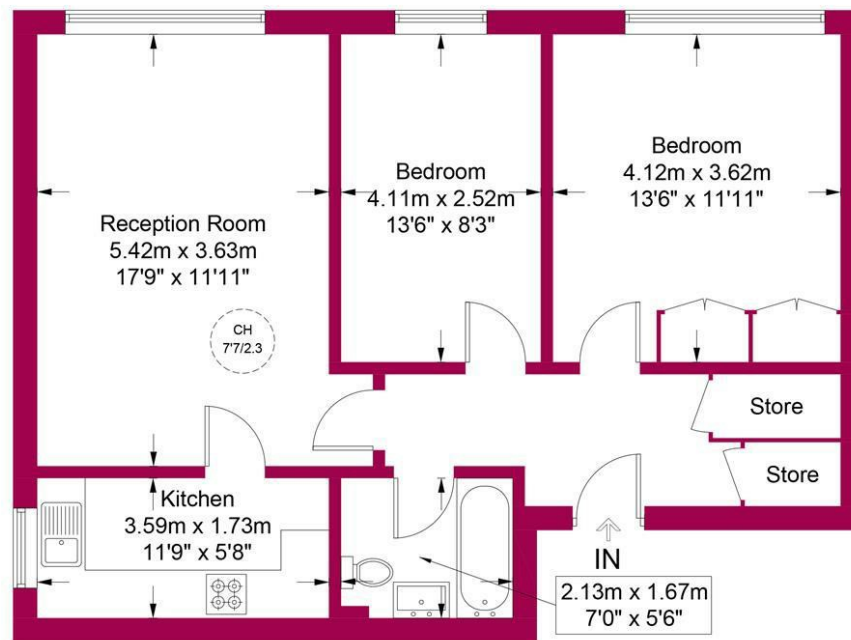
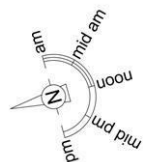
Havilands are delighted to present this TWO DOUBLE BEDROOM, GROUND FLOOR APARTMENT on sought after turning, Adamsrill Close, EN1. Offering 730 sq ft of living space the property is comprised of bright and airy reception room/diner, modern kitchen, two double bedrooms, bathroom and ample storage. Ideally located on a quiet cul-de-sac location with well kept communal grounds but close to local shops and amenities. The property offers excellent transport links, with various bus routes and both Bush Hill Park Station (Liverpool St approx. 30 mins) and Grange Park Station (Moorgate approx. 30 mins) all within easy reach. Plus the property is also within easy reach of Enfield Town Shopping Centre and several green spaces. Ideal for families the property is within catchment of OUTSTANDING schools including Raglan Infant and Junior School. Viewing highly recommended.

Tenure: Share of Freehold (972 Years Remaining)
 Service Charge: £1,209 PA Including Buildings Insurance
 Ground Rent: £0
 Council Tax Band: D (2025/26 £2,164.02)
 EPC: Currently 72C Potentially 75C

For more images of this property please visit havilands.co.uk

Adamsrill Close, EN1

Approximate Gross Internal Area = 730 sq ft / 67.8 sq m



Ground Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**

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come by and meet the team

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