

Rosemary Avenue, Enfield, EN2 0SR



£1,800 PCM

Three Bedroom Split Level Maisonette, Available Now.

Occupants will benefit from a private garden, fitted kitchen, accomodating lounge, three bedrooms and three piece bathroom suite.

Conveniently located just 0.8 miles from Gordon Hill Station, and within walking distance of local shops, it combines practicality with accessibility. The maisonette is also within the catchment area of highly regarded schools such as Lavender Primary School and Chace Community School, making it a perfect choice for families.

Kitchen

19'89 x 6'06 (5.79m x 1.98m)

Double glazed window to the front aspect, Double glazed door leading to the garden, A range of base and wall units with roll top work surfaces, Integrated electric oven, Gas hob, Sink drainer unit, Tiled splash backs, Space for fridge/freezer, Plumbing for washing machine, Power points, Laminate flooring

Living Room

16'21 x 8'70 (4.88m x 2.44m)

Double glazed windows to the rear aspect, Double radiator, Laminate flooring, Power points

Bathroom

7'59 x 7'21 (2.13m x 2.13m)

Double glazed opaque window to the rear aspect, Heated towel rail, Lino flooring, Panel enclosed bath with shower attachment, Wash basin with pedestal, Low level WC

Bedroom 1

11'65 x 8'90 (3.35m x 2.44m)

Double glazed to the front aspect, Double radiator, Laminate flooring, Power points

Bedroom 2

9'32 x 7'39 (2.74m x 2.13m)

Double glazed window to the front aspect, Double radiator, Power points, Built in storage cupboard

Bedroom 3

8'38 x 6'85 (2.44m x 1.83m)

Double glazed window to the front aspect, laminate flooring, Power points

Garden

South facing





Rosemary Avenue

Approximate Gross Internal Floor Area : 64.50 sq m / 694.27 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	85
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

