



ABSOLUTE
PROPERTY

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**16 Rosemary Avenue, Enfield
EN2 0SR**

Guide Price £475,000

Absolute Property are delighted to offer this three-bedroom terraced home located in Rosemary Avenue. The property is well-served by excellent transport links, with Gordon Hill and Enfield Town stations both within easy reach, providing regular services into Central London. There are also good bus routes nearby and easy access to major road links including the A10 and M25.

The property offers well-proportioned accommodation throughout, including a spacious reception room, a separate kitchen, and three bedrooms to the first floor, along with a family bathroom. Offered with no onward chain, this is a fantastic opportunity for investors or buyers seeking a project in a desirable residential location.

Early viewing is highly recommended.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² per year (including heat)	1-10	100-125 g/m ² per year (including heat)	1-10
95-100 kWh/m ² per year (including heat)	11-15	126-150 g/m ² per year (including heat)	11-15
90-95 kWh/m ² per year (including heat)	16-20	151-175 g/m ² per year (including heat)	16-20
85-90 kWh/m ² per year (including heat)	21-25	176-200 g/m ² per year (including heat)	21-25
80-85 kWh/m ² per year (including heat)	26-30	201-225 g/m ² per year (including heat)	26-30
75-80 kWh/m ² per year (including heat)	31-35	226-250 g/m ² per year (including heat)	31-35
70-75 kWh/m ² per year (including heat)	36-40	251-275 g/m ² per year (including heat)	36-40
65-70 kWh/m ² per year (including heat)	41-45	276-300 g/m ² per year (including heat)	41-45
60-65 kWh/m ² per year (including heat)	46-50	301-325 g/m ² per year (including heat)	46-50
55-60 kWh/m ² per year (including heat)	51-55	326-350 g/m ² per year (including heat)	51-55
50-55 kWh/m ² per year (including heat)	56-60	351-375 g/m ² per year (including heat)	56-60
45-50 kWh/m ² per year (including heat)	61-65	376-400 g/m ² per year (including heat)	61-65
40-45 kWh/m ² per year (including heat)	66-70	401-425 g/m ² per year (including heat)	66-70
35-40 kWh/m ² per year (including heat)	71-75	426-450 g/m ² per year (including heat)	71-75
30-35 kWh/m ² per year (including heat)	76-80	451-475 g/m ² per year (including heat)	76-80
25-30 kWh/m ² per year (including heat)	81-85	476-500 g/m ² per year (including heat)	81-85
20-25 kWh/m ² per year (including heat)	86-90	501-525 g/m ² per year (including heat)	86-90
15-20 kWh/m ² per year (including heat)	91-95	526-550 g/m ² per year (including heat)	91-95
10-15 kWh/m ² per year (including heat)	96-100	551-575 g/m ² per year (including heat)	96-100