



Florence Avenue, Enfield, EN2 8DE



welcome to

Florence Avenue, Enfield

Barnfields are delighted to offer this beautifully presented and spacious two bedroom, two bathroom first floor apartment just a few minutes walk of Enfield Chase Station (Moorgate Line), local shops, including The Little Waitrose and Tesco Express and within easy access of Enfield Town shopping centre and parks.

The property is offered chain free and benefits from a secure allocated underground parking space and more.



Entrance Hall

Dark wood effect floor, double radiator, video entryphone system, built in double cupboard.

Lounge / Kitchen-Diner

24' 10" to extreme x 19' 2" to extreme (7.57m to extreme x 5.84m to extreme)
Dual aspect, beautifully fitted kitchen in a range of gloss cream base, wall and larder cupboards with integrated oven and grill, fridge freezer, microwave, dish washer, gas hob with extractor fan over, stainless steel sink inset to quartz work surface and drainer, open to large lounge area with spotlights to ceiling, double glazed doors to Juliet balcony, dark wood effect floor, two double radiators.

Utility Cupboard

Ceramic tiled floor, plumbing for washing machine, wall mounted gas central heating boiler.

Bedroom One

11' 5" max x 10' 4" max (3.48m max x 3.15m max)
Dark wood effect floor, double radiator, built in floor to ceiling wardrobe cupboards with wiring for television, door to en-suite.

En-Suite Shower Room

Fully tiled walls and floor, low flush WC, vanity basin, walk in shower cubicle, shaver point, extractor fan, heated towel rail.

Bedroom Two

13' 7" max x 7' 8" max (4.14m max x 2.34m max)
Dark wood effect floor, double radiator, built in floor to ceiling wardrobe cupboards.

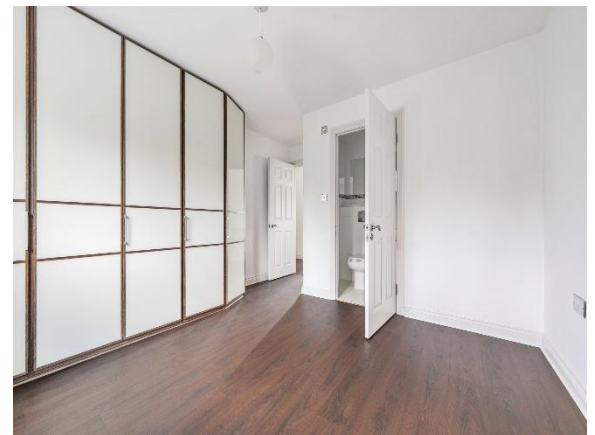
Bathroom WC

Fully tiled walls and floor, low flush WC, vanity basin, panelled bath, shaver point, extractor fan, heated towel rail, frosted window to front.

Outside

Parking

Visitor spaces to side, Secure underground car park with allocated parking space. Lift to all floors.



view this property online barnfields.co.uk/Property/ENF105923





welcome to

Florence Avenue, Enfield

- 24' Lounge / Kitchen /Diner
- Chain Free
- Lift To All Floors
- Secure Underground Parking
- En-Suite To Master Bedroom

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 2808.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

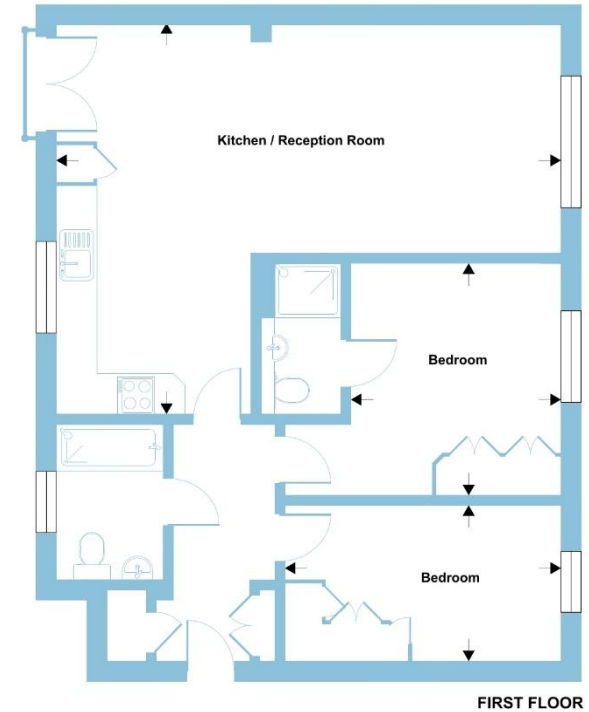
£375,000



Please note the marker reflects the postcode not the actual property

Florence Avenue, Enfield, EN2

Approximate Area = 768 sq ft / 71.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemom 2025. Produced for Barnard Marcus. REF: 1264118



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Property Ref:
ENF105923 - 0002

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