



Chase Side, EN2 0RB
Enfield





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GROUP

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Kings Group – Enfield Town are proud to present this well presented first floor studio flat, offering an excellent opportunity for first time buyers, investors, or downsizers alike. The property benefits from a separate sleeping area and is flooded with natural light throughout, enhancing its sense of space and creating a bright and airy living environment. Further benefiting from UPVC double glazed windows in each room, the accommodation is both energy efficient and well maintained.

Upon entering, you are welcomed into a cosy living room which is cleverly divided to create a distinct sleeping area. The property also boasts a completely separate kitchen, offering ample worktop space and a range of cupboard units, as well as a three piece bathroom suite. Positioned on the first floor, the property further benefits from a secure entry phone system, adding peace of mind and security.

Set within a purpose built block in one of EN2's most sought after locations, the area remains consistently in high demand due to its excellent proximity to everyday conveniences, transport links, and lifestyle amenities. Commuters are well catered for, with the property within walking distance of local bus services and Gordon Hill Station (Moorgate Line), providing swift and direct access into Central London. Major road links including the A10, M25, and A406 are also easily accessible, offering convenient routes to surrounding areas.

Just a short stroll away, residents can enjoy a wide variety of dining options, local shops, and convenience retailers along Chase Side and Lancaster Road, including Co-op, Sainsbury's Local, and Zaza Italian among others, and just a short drive to the vibrant Enfield Town Centre. The property is also within easy reach of open green spaces, including Hilly Fields Park and the historic Forty Hall Estate, offering excellent opportunities for leisure and relaxation.

Offers In Excess Of £205,000

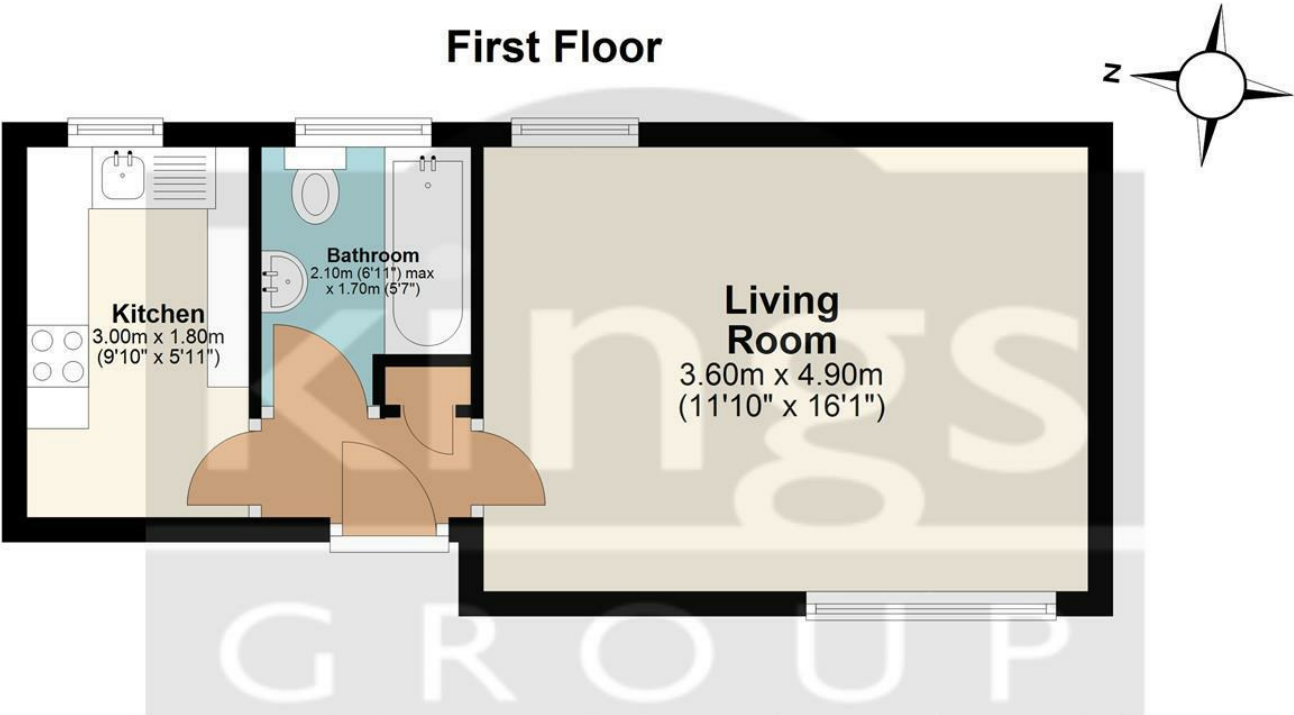
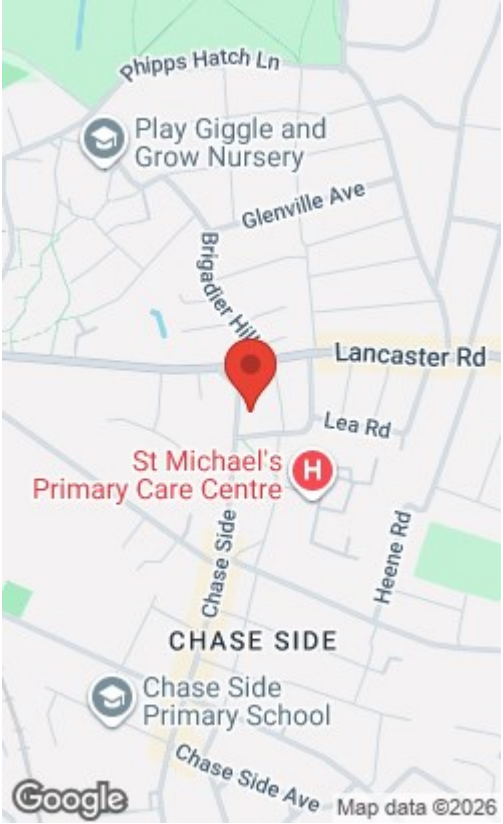


- A Stylishly Presented First Floor Studio Flat Benefiting From a Separate Sleeping Area
- Private and Well Maintained Communal Rear Gardens with Gated Access
- Flooded With Natural Light Throughout, Enhanced by UPVC Double Glazed Windows in Every Room
- Superb Commuter Links Nearby, Including Direct Rail Access into Central London via Gordon Hill Station(Moorgate Line)
- Benefitting From Nearby Access to Open Green Areas, Including Hilly Fields Park
- A Fully Separate Kitchen with Plenty of Countertop Space and Storage Units
- Security Entry Phone System
- Perfectly Suited to First Time Buyers, Investors and Downsizers Alike
- Within Walking Distance of an Excellent Array of Local Shops, Dining Options, and Convenience Retailers
- An Ever Popular and in Demand Neighbourhood



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.□

Olivia Court

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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