

# TO LET

- One double bedroom
- Ground floor apartment
- Living/kitchen space
- Modern fitted kitchen
- Modern bathroom
- Balcony
- Secure communal entrance
- Close to shops/transport
- Parking space via permit

Sydney Road, Enfield, EN2  
£1,550 Per Calendar Month

**Anthony Webb**  
ESTATE AGENTS

# Sydney Road, Enfield, EN2

A well presented ground floor one bedroom apartment located within the Tower Point development in the heart of Enfield Town, offering a bright and spacious living space with excellent transport options and local amenities just moments away.

The flat features a bright, open-plan living space, a sleek modern kitchen with built in appliances, a spacious double bedroom, and a contemporary bathroom. Large windows throughout ensure natural light throughout the property.

Additional benefits include underground parking, secure entry, lift access, and a well kept communal area. The property is ideally situated near Enfield Town shopping centre, local cafes and restaurants, and green spaces, while Enfield Town station provides quick and easy access into the city.

Enfield Council Band C  
 5 weeks deposit £1788  
 Minimum annual household income to meet referencing criteria £46,500



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales <small>EU Directive 2002/91/EC</small>          |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales <small>EU Directive 2002/91/EC</small>          |         |           |



348 Green Lanes, Palmers Green, London N13 5TJ  
 020 8882 7888  
 palmersgreen@anthonywebb.co.uk  
 anthonywebb.co.uk