



ABSOLUTE
PROPERTY

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71 Poppy Drive, Enfield
EN3 4FF
£295,000

Absolute Property are delighted to offer this well-presented two double bedroom ground floor flat, set within a sought-after residential development and ideally suited to first-time buyers, downsizers, or investors alike.

Offering bright and spacious accommodation throughout, the property features a contemporary open-plan kitchen/living area, creating a versatile and sociable space perfect for both everyday living and entertaining. The property further benefits from two generously sized double bedrooms and a modern fitted bathroom suite, all finished to a good standard.

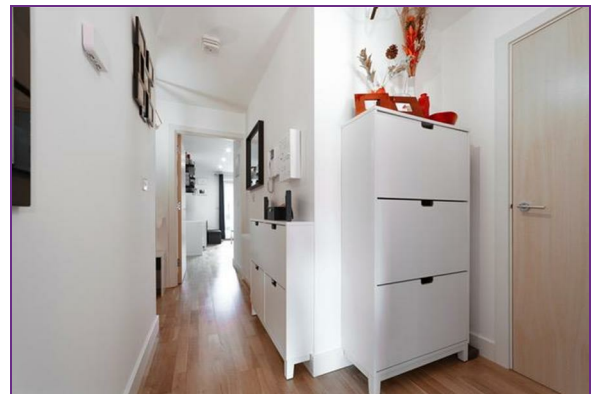
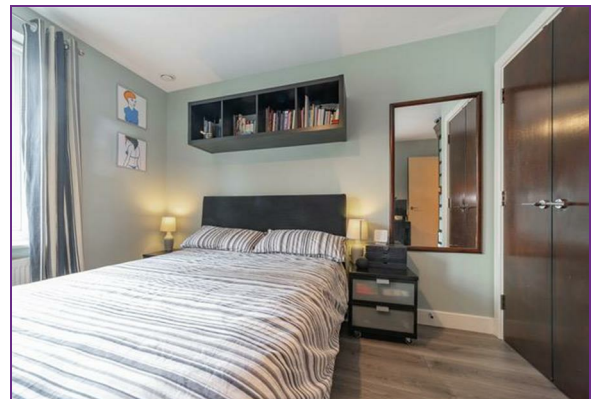
Externally, the property enjoys its own private section of garden, directly accessed from the living space providing a pleasant outdoor area ideal for relaxing or entertaining. In addition, the property benefits from secure underground parking.

Ideally located, the property is within easy reach of Southbury railway station, providing direct routes into central London. A range of local shops, supermarkets, and everyday amenities are nearby, along with green spaces including Albany Park and the scenic River Lee.

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)	A	100-125 g/m ² per year (including heat)	A
75-100 kWh/m ² per year (including heat)	B	75-100 g/m ² per year (including heat)	B
50-75 kWh/m ² per year (including heat)	C	50-75 g/m ² per year (including heat)	C
25-50 kWh/m ² per year (including heat)	D	25-50 g/m ² per year (including heat)	D
10-25 kWh/m ² per year (including heat)	E	10-25 g/m ² per year (including heat)	E
1-10 kWh/m ² per year (including heat)	F	1-10 g/m ² per year (including heat)	F
0-1 kWh/m ² per year (including heat)	G	0-1 g/m ² per year (including heat)	G

For energy efficiency - higher is better
For environmental impact - lower is better

England & Wales EPC Directive 2002/91/EC