



**PANTERA  
PROPERTY**

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## **74A Central Avenue** , Enfield, EN1 3QF

Pantera property offers to the market a spacious two-bedroom first floor flat with a loft room. The property is accessed via the ground floor with stairs leading to the first floor flat. The property is being offered with no onward chain and an opportunity to improve, as the property requires modernisation.

**£250,000**

# 74A Central Avenue

, Enfield, EN1 3QF

- Sold as seen
- Opportunity to improve
- No onward chain
- Front garden
- First Floor
- Transport links

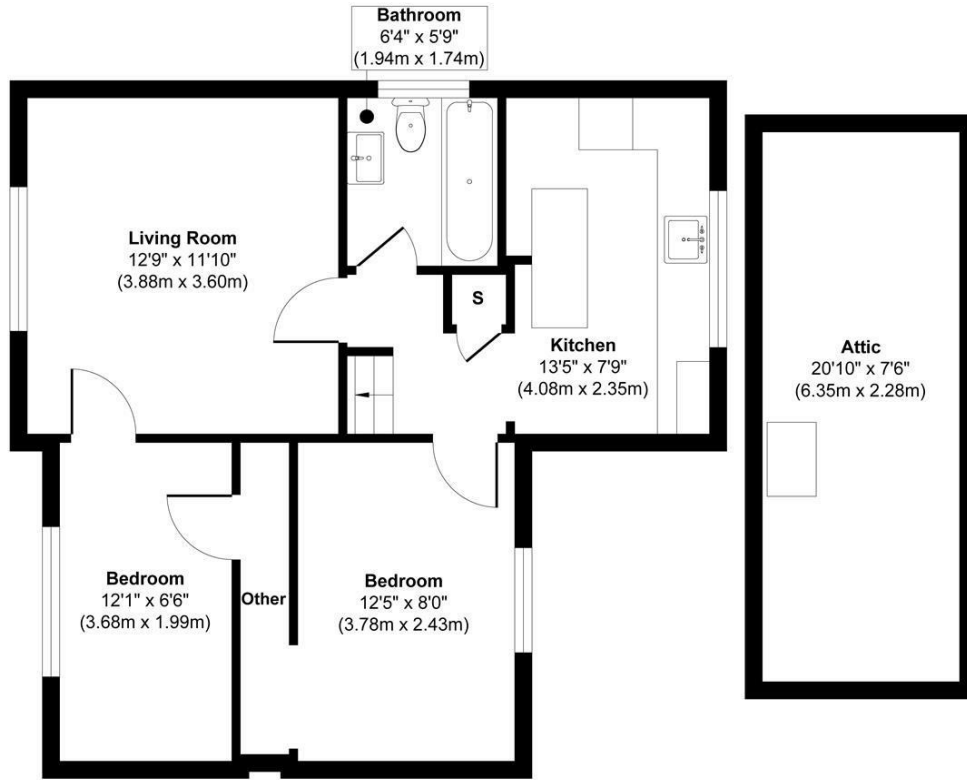
The property comprises a spacious first floor flat arranged over one level with additional loft accommodation, offering well-proportioned rooms throughout. The main living area provides good natural light, with a separate kitchen fitted with a range of wall and base units and space for appliances. There are two bedrooms together with a family bathroom, while the loft room provides useful additional space suitable for storage or occasional use. Externally, the property benefits from a front garden area and its own entrance at ground floor level with stairs leading to the main accommodation. The flat would benefit from modernisation throughout but offers excellent potential for improvement, making it suitable for owner-occupiers or investors seeking a refurbishment opportunity.

## Location

Situated on the ever-popular Central Avenue in the heart of Enfield, this property enjoys a highly convenient and well-connected location ideal for families and professionals alike. Central Avenue is a quiet, predominantly residential road known for its attractive period homes and community feel, while still being just moments from the vibrant amenities of Enfield Town. Residents benefit from easy access to a wide selection of shops, cafés, restaurants, and leisure facilities, as well as the popular Palace Gardens Shopping Centre. For commuters, the property is excellently positioned within close proximity to Enfield Town and Bush Hill Park stations, providing regular rail services into central London, making it an ideal base for those travelling into the City or West End. There are also numerous bus routes nearby, enhancing connectivity across the surrounding areas.

FLOORPLAN TO FOLLOW





**Ground Floor**  
**Approximate Floor Area**  
**543 sq. ft**  
**(50.44 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**156 sq. ft**  
**(14.47 sq. m)**

**Approx. Gross Internal Floor Area 699 sq. ft / 64.91 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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>		67	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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