



ABSOLUTE
PROPERTY

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99 Uvedale Road, Enfield
EN2 6HD
£320,000

Absolute property are delighted to present this spacious two-bedroom first-floor flat, situated on the sought-after Uvedale Road in Enfield. Offering well-proportioned accommodation throughout, the property would benefit from some modernisation, making it an excellent opportunity for buyers looking to update a home in a desirable location. Further benefits include a private garage, ideal for additional storage.

The accommodation comprises a generous reception room with plenty of natural light, a fitted kitchen, two well-sized bedrooms, and a family bathroom.

Conveniently located within easy reach of Enfield Town and a range of local shops, cafés, supermarkets, and other everyday amenities, the property also benefits from excellent transport links, with nearby railway stations providing direct services into Central London. Several well-regarded schools and attractive green spaces are also within close proximity, making this an appealing choice for a wide range of buyers.

Call now to arrange a viewing or to request more information.



**99 Uvedale Road, Enfield
EN2 6HD**



Energy Efficiency Rating

Very energy efficient: lower heating costs
 (35 kWh) A
 (45 kWh) B
 (55 kWh) C
 (65 kWh) D
 (75 kWh) E
 (85 kWh) F
 (95 kWh) G
 Not energy efficient: higher heating costs

Germany Poland

Environmental Impact (CO₂) Rating

Very environmentally friendly: lower CO₂ emissions
 (25 kg/m²) A
 (35 kg/m²) B
 (45 kg/m²) C
 (55 kg/m²) D
 (65 kg/m²) E
 (75 kg/m²) F
 (85 kg/m²) G
 Not environmentally friendly: higher CO₂ emissions

Germany Poland