



Eaton Road, EN1 1GU
Enfield





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A superb two double bedroom apartment offering a perfect blend of style, space and convenience, ideally positioned within the highly sought after Wenlock House development, just moments from the vibrant Enfield Town Centre. This impressive second floor flat has been thoughtfully designed to provide modern living throughout, featuring a naturally bright and airy reception room that seamlessly flows into a modern fitted kitchen/diner. Enhanced by high ceilings, the open-plan layout creates an inviting and versatile space, ideal for both relaxing and entertaining.

The accommodation further comprises two generously sized double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room, alongside a separate three piece family bathroom. The property is complemented by a secure entry phone system, lift access, secure underground parking, gas central heating and double glazing throughout, providing comfort, convenience and peace of mind.

With everything you need close by, residents can take advantage of the excellent amenities of Enfield Town Centre, including Tesco, a wide selection of high street shops, cafés, restaurants and dining options.

Offered to the market chain free, the property is ideally located just 0.2 miles from Enfield Town Station, providing direct access into Liverpool Street Station in approximately 35 minutes. Families will also benefit from being within the catchment area of several highly regarded schools, including George Spicer Primary School, Enfield Grammar School and St Andrew's CofE Primary School.

For commuters, the property enjoys excellent road connections, with easy access to the A10, providing convenient routes towards major road networks including the M25 and A406, ensuring excellent connectivity across London and beyond.

Offers In The Region Of £370,000



- Chain Free
- Secure Underground Allocated Parking
- Benefitting From a Stylish En-Suite Shower Room to the Principal Bedroom & a Three Piece Family Bathroom
- Secure Entry Phone System Providing Added Peace of Mind
- Situated Moments From the Vibrant Enfield Town Centre, Offering a Fantastic Choice of Shopping, Dining & Everyday Conveniences
- A Beautifully Presented Two Double Bedroom Second Floor Flat, Situated Within the Highly Sought After Wenlock House Development
- A Spacious and Inviting Living Area Leading Seamlessly into a Modern Fitted Kitchen/Diner
- Lift Access
- Ideally Located Within Walking Distance of Local Bus Routes and Enfield Town Station(0.2 miles)
- Perfectly Placed For Families, With a Choice of Respected Local Schools Nearby, Including George Spicer Primary School & Enfield Grammar School





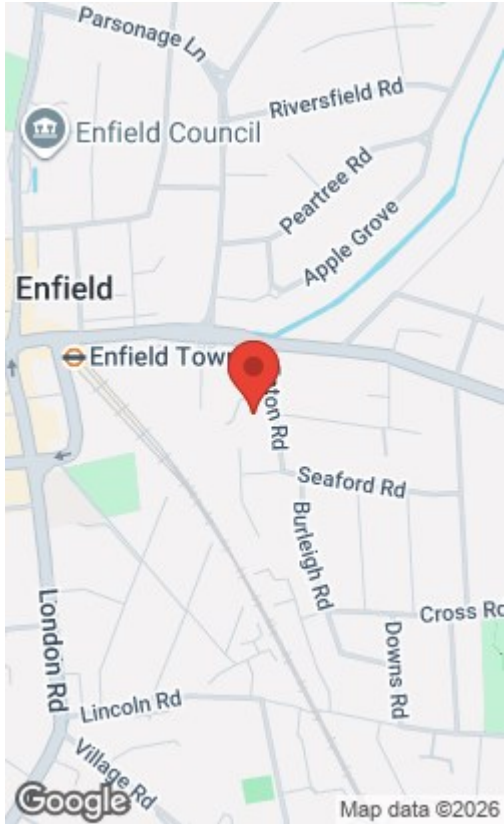
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



Total area: approx. 74.7 sq. metres (804.3 sq. feet)

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.

Wenlock House

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25 Silver Street, Enfield Town, Middlesex,
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

