

Leighton Road, EN1 1XL
Enfield

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Leighton Road, EN1 1XL

NEW BUILD Under Warranty until 27th April 2035** Kings Group are delighted to present this stunning two bedroom first-floor maisonette, offered to the market chain free and benefiting a new 999-year lease upon completion. Beautifully maintained to an excellent standard throughout, this impressive home combines contemporary interiors, spacious accommodation and practical features, making it an ideal purchase for first-time buyers, professionals, downsizers.

One of the property's standout features is its own private ground-floor entrance, offering an added sense of privacy and independence rarely found in a traditional apartment. Internally, the accommodation is bright, spacious and thoughtfully arranged, with the heart of the home being the impressive open-plan kitchen and living area. This fantastic space is perfect for both relaxing and entertaining, featuring a stylish modern fitted kitchen with sleek units, integrated appliances and ample room for dining and comfortable seating.

The property offers two bedrooms, including a generous principal bedroom and a versatile second bedroom, ideal for guests, a nursery or those working from home. A beautifully presented family bathroom, complete with both a bathtub and a separate shower enclosure. Additional storage can also be found off the landing.

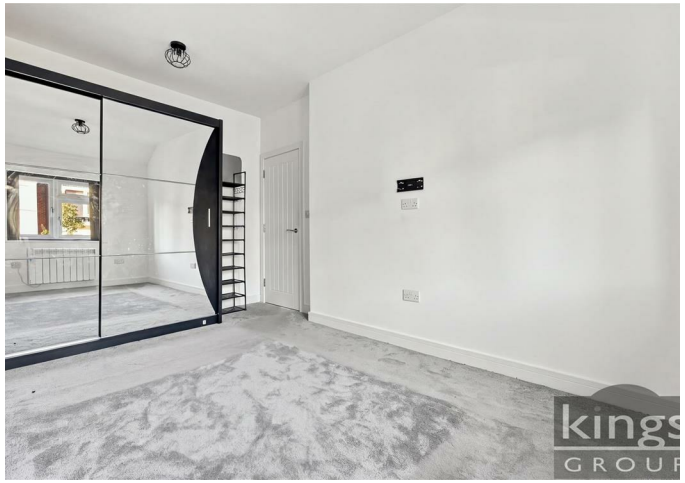
Externally, the maisonette benefits from allocated parking and the added convenience of electric vehicle charging points, a fantastic modern feature for buyers with electric or hybrid vehicles. Further advantages include no onward chain, no service charge and a brand new 999-year lease to be granted upon completion.

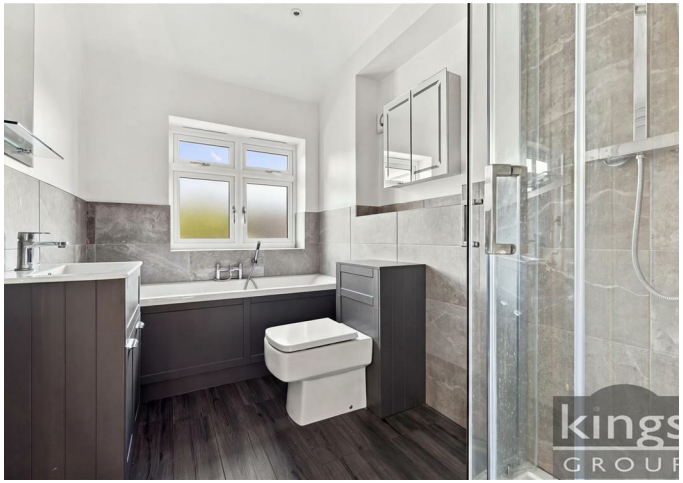
Ideally situated on Leighton Road, the property enjoys a convenient position close to a wide selection of local shops, supermarkets, cafés, schools and everyday amenities. Enfield Town, Bush Hill Park and Southbury railway stations. are also within easy reach, providing excellent transport connections towards Central London.

Offers In The Region Of £339,995









- Offered chain free
- Beautifully presented two-bedroom first-floor maisonette
- Spacious open-plan kitchen and living area
- Stylish bathroom with separate bath and shower
- No service charge
- Brand new 999-year lease upon completion
- Own private ground-floor entrance
- Modern fitted kitchen with integrated appliances
- Allocated off-street parking space
- Conveniently located for Enfield Town, Bush Hill Park and Southbury stations





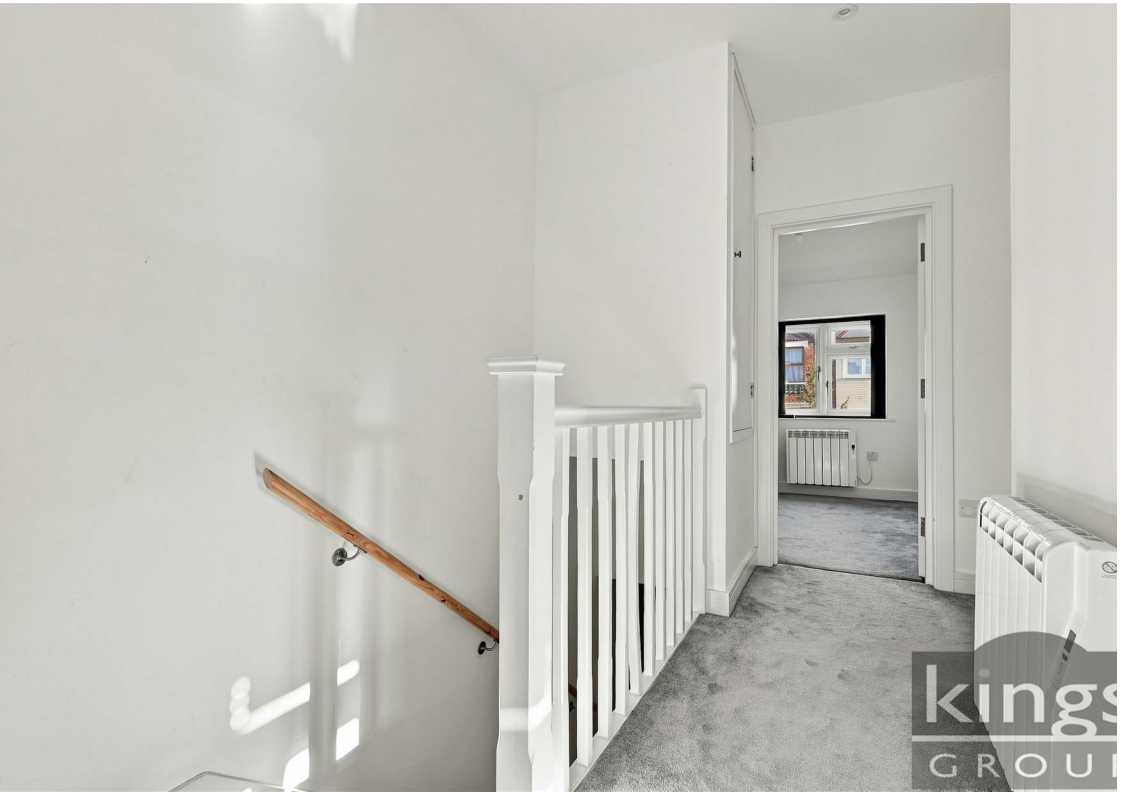



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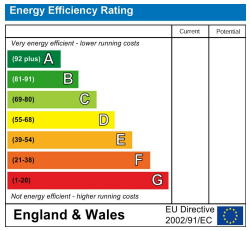

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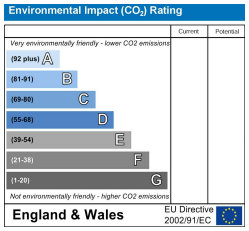


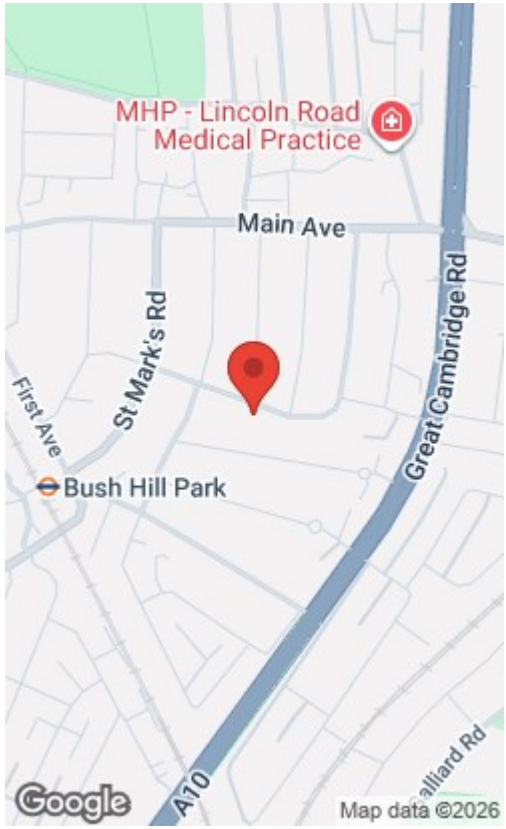












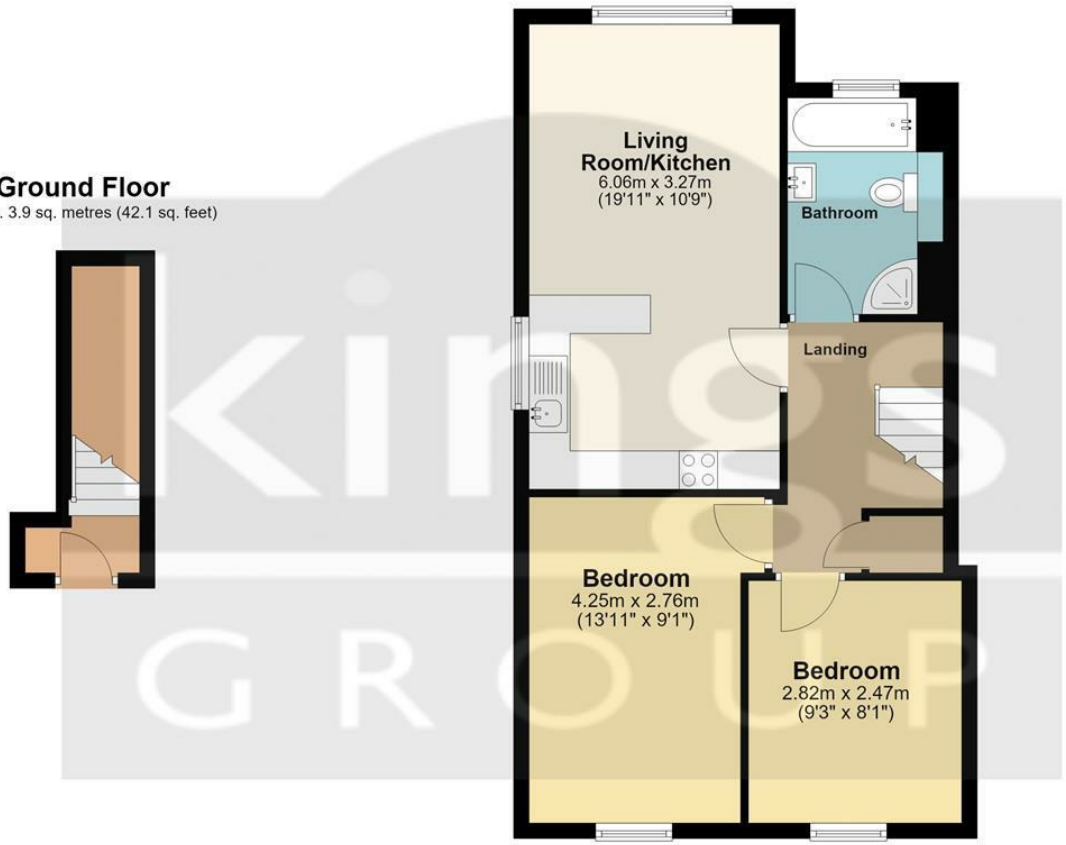


First Floor

Approx. 53.1 sq. metres (571.3 sq. feet)

Ground Floor

Approx. 3.9 sq. metres (42.1 sq. feet)



Total area: approx. 57.0 sq. metres (613.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.

Leighton Road

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