Trinity Street, Enfield, EN2 6NS

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welcome to

Trinity Street, Enfield

Barnfields are delighted to offer for sale this superb chain free two bedroom ground floor flat in a quiet sought after turning close to Enfield Chase Overground Station (Moorgate Line), Enfield Town Shopping Centre plus numerous good schools and green spaces. The property has been redecorated and refurbished throughout and includes a newly fitted bathroom. Must be viewed !

Communal Front Door
With entryphone system, open to communal hallway. Flat door opens to:-

Hallway
Newly painted walls, new laminate flooring, cupboard housing vented cylinder.

Lounge
15' 11" x 11' (4.85m x 3.35m)
Newly fitted laminate flooring, newly painted walls, double glazed floor to ceiling windows.

Kitchen
8' 7" x 8' 6" (2.62m x 2.59m)
Newly painted walls, range of fitted wall and base units with contrasting worktops, sink and drainer, built-in oven with electric ceramic hob and extractor hood above, built-in dishwasher, fridge freezer and washing machine, double glazed window to rear, tiled splashbacks, large built-in cupboard, tiled flooring.

Bedroom One
12' 7" x 11' 4" (3.84m x 3.45m)
Newly painted walls, fitted carpet, double glazed floor to ceiling windows to front, air vent.

Bedroom Two
9' 1" x 6' 11" (2.77m x 2.11m)
Newly painted walls, new laminate flooring, double glazed floor to ceiling windows to front, air vent.

Bathroom
Newly fitted with suite of panelled bath with shower above and glass screen, WC, hand basin with cupboards beneath, fully tiled walls and floor.

Outside

Rear Communal Gardens
Pleasant communal gardens to rear.

Parking
Residents Permit parking spaces available to front and rear of the block.

view this property online barnfields.co.uk/Property/ENF105932

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Trinity Street, Enfield

- Two Bedrooms
- Bright Lounge
- Newly Fitted Bathroom Suite
- Modern Fitted Kitchen
- Ground Floor

Tenure: Leasehold EPC Rating: E
Council Tax Band: C Service Charge: 2089.00
Ground Rent: 275.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 02 Mar 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers Over

£300,000

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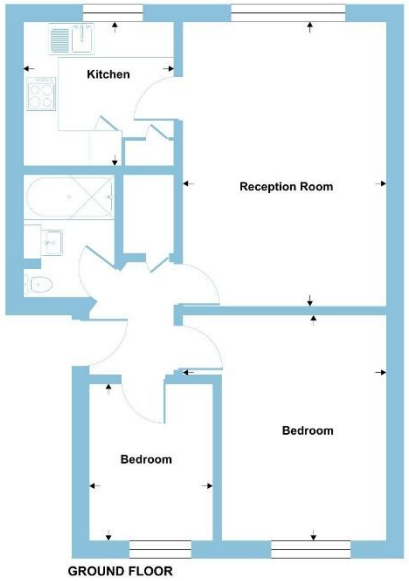
Trinity Street, Enfield, EN2

Approximate Area = 544 sq ft / 50.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Barnard Marcus. REF: 1520756

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Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
ENF105932 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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020 8363 3394

info@barnfields.com

1a Windmill Hill, Enfield, Middlesex, EN2 6SE

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