



Leighton Road, EN1 1XL
Enfield





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KINGS GROUP are delighted to present this stunning two-bedroom first-floor maisonette, offered to the market chain free and benefiting from a brand new 999-year lease upon completion. Beautifully maintained and finished 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 and investors alike.

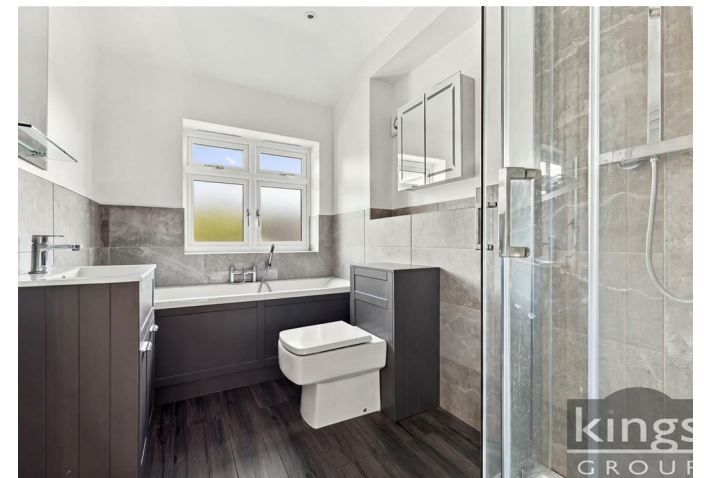
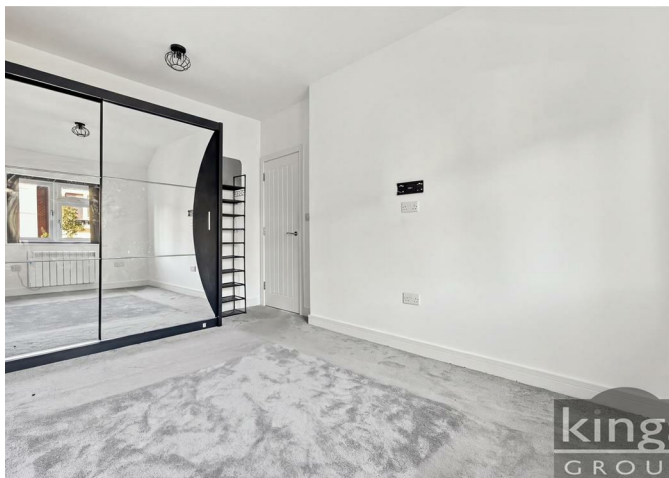
One of the property's standout features is its own private ground-floor entrance, offering an added sense of privacy and independence rarely found in a traditional apartment. Internally, the accommodation is bright, spacious and thoughtfully arranged, with the heart of the home being the impressive open-plan 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 well-proportioned 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 adds further appeal, complete with both a bathtub and a separate shower enclosure. Additional storage can also be found off the landing, providing useful everyday practicality.

Externally, the maisonette benefits from an allocated parking space, while further advantages include no onward chain, no service charge and a brand new 999-year lease to be granted upon completion, offering buyers excellent long-term peace of mind.

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 and surrounding areas.

Offers In The Region Of £339,995

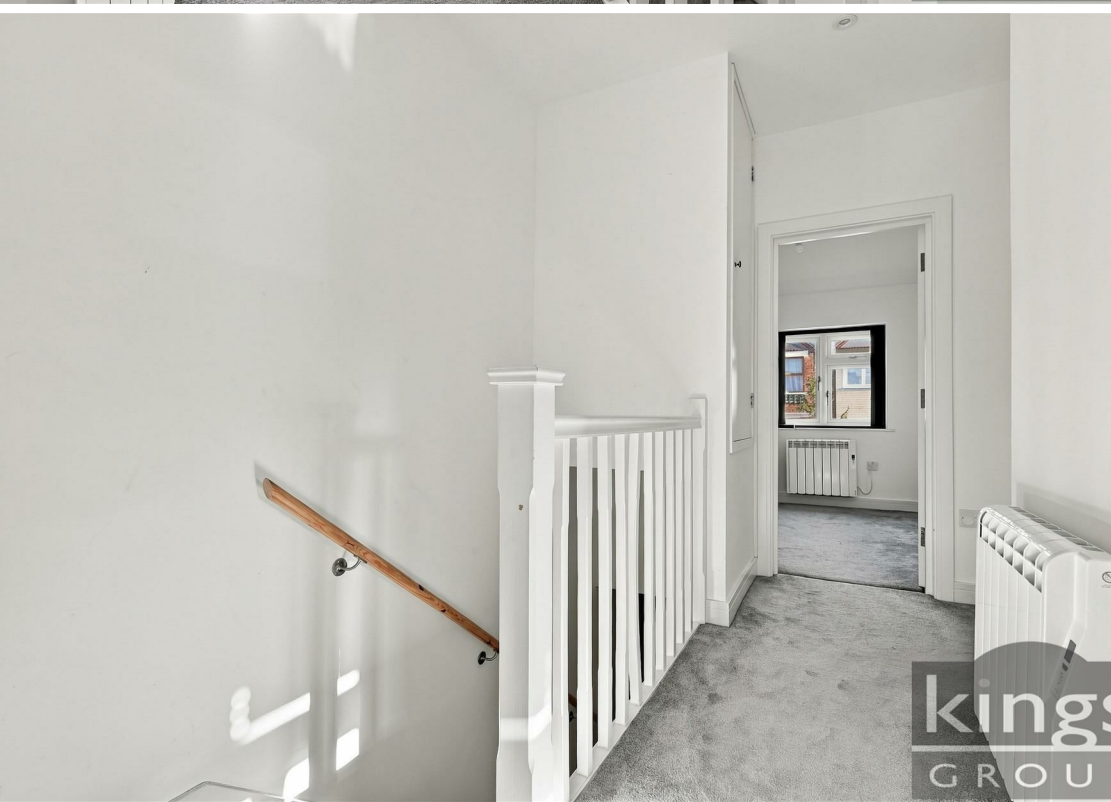


- Offered chain free
- Beautifully presented two-bedroom first-floor maisonette
- Spacious open-plan kitchen and living area
- Stylish bathroom with separate bath and shower
- No service charge
- Brand new 999-year lease upon completion
- Own private ground-floor entrance
- Modern fitted kitchen with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

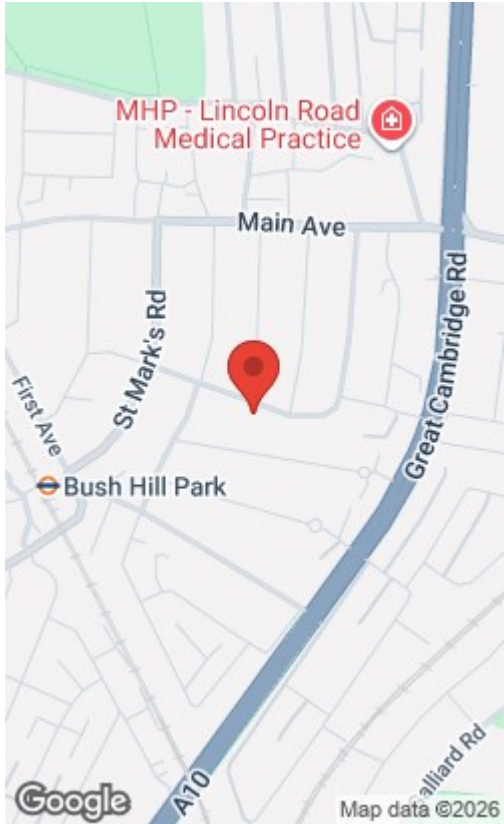




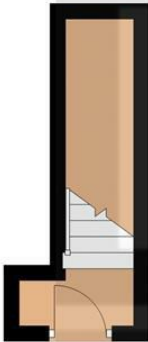




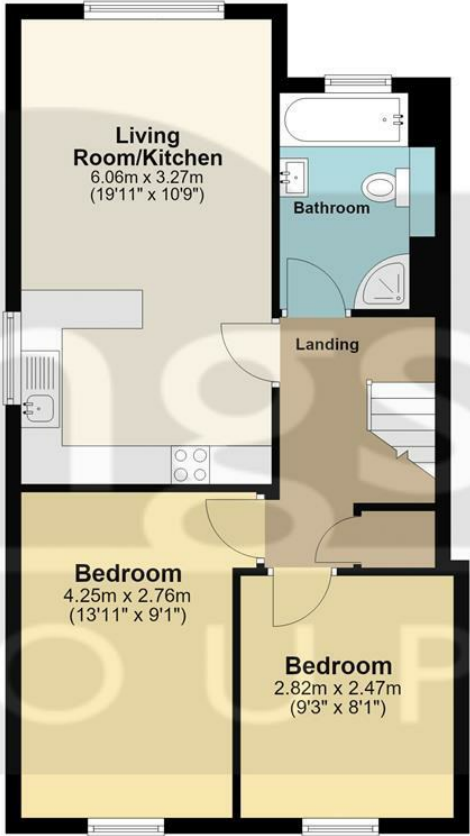
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) 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		



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



First Floor
Approx. 53.1 sq. metres (571.3 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 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.

Leighton Road

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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