



Genotin Road, EN1 2AW  
Enfield





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Kings Group – Enfield Town are pleased to present this beautifully appointed one double bedroom first floor apartment, set within a well maintained, purpose built development in the very heart of Enfield Town.

Perfectly positioned for a vibrant lifestyle, the property is just moments from the bustling Enfield Town Centre, home to an array of premium retail brands including M&S, River Island, and Pearsons, alongside an excellent choice of stylish cafés, bars, and restaurants.

Ideal for commuters, Enfield Town Station is only a short stroll away, offering direct services into Liverpool Street Station in approximately 35 minutes. The property also benefits from immediate access to the A10, seamlessly connecting to the M25 and A406 for convenient travel across London and beyond.

This exceptional apartment presents an outstanding opportunity for first time buyers and discerning investors alike.

Internally, the property boasts a bright and well proportioned reception room, a fitted kitchen, a spacious double bedroom, and a three piece bathroom suite. Further benefits include double glazing, a secure entry phone system, and the advantage of an allocated parking space.

## Offers Over £227,000



- Bright & Spacious One Double Bedroom First Floor Flat

- A Well Proportioned and Spacious Reception Room

- Security Entry Phone System

- Ideally Located to Enjoy a Vibrant Lifestyle, Just a Short Stroll from the Thriving Enfield Town Centre

- Fast and Convenient Access to Key Road Networks Including the A10, M25, and A406

- Allocated Parking

- Fitted Kitchen

- Just a Short Walk to Enfield Town Station and Local Bus Routes, with Direct Trains to Central London in Approximately 35 Minutes

- Ideal First Time Purchase or Investment Opportunity

- Just a Short Drive From Enfield Retail Parks, Offering a Wide Selection of Supermarkets, Restaurants, and Popular High Street Stores such as Next and Boots





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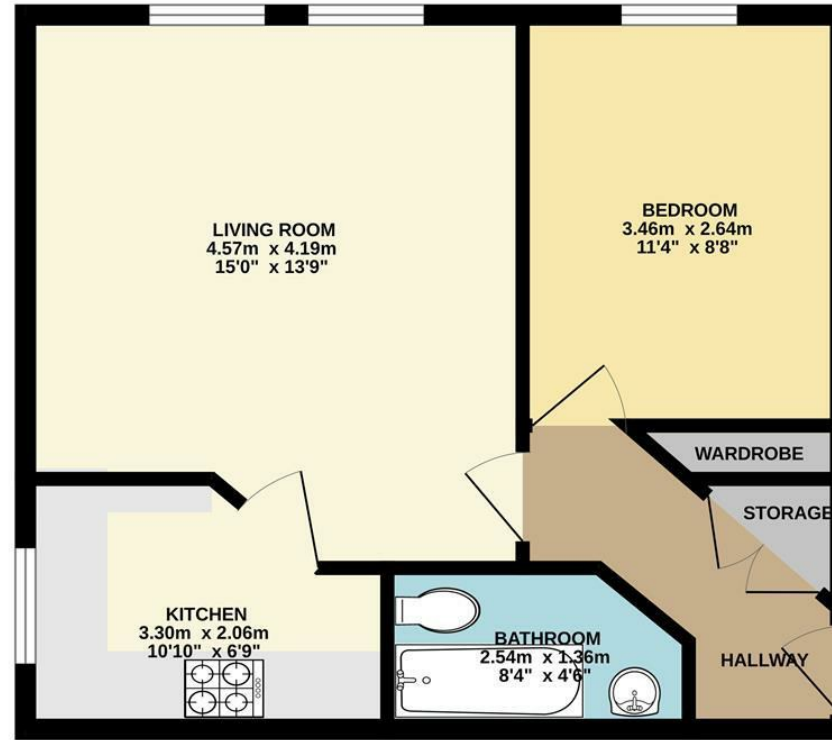


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FIRST FLOOR

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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