



Uvedale Road, Enfield, EN2

Offers in excess of £375,000

Offered chain free, Addison Townsend are pleased to offer this spacious first floor maisonette for sale in Enfield, EN2. The property is conveniently located within 0.6 miles of Enfield Town Overground Station, close proximity of Enfield Town Shopping Centre, Enfield Town Park and local bus routes. The accommodation offers own entrance with stairs that leads you to a spacious reception room, separate kitchen, two double bedrooms and bathroom. Further benefits include gas central heating, double glazing throughout, loft space and the benefit of share of freehold.



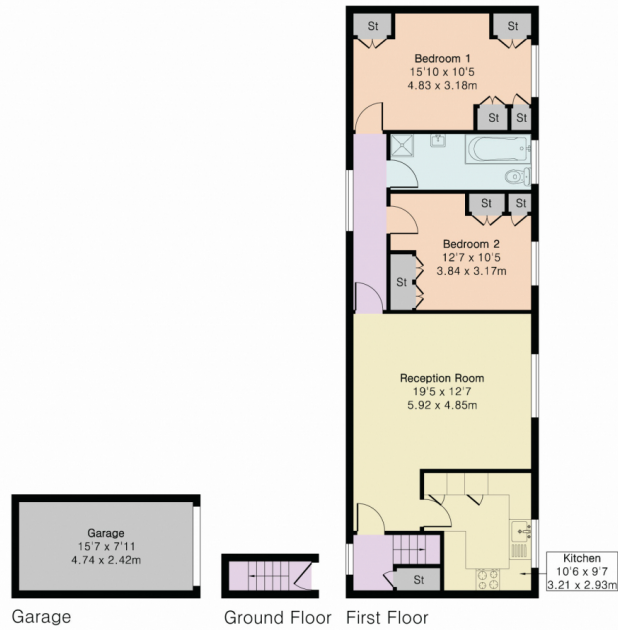


Tenure : Share of Freehold
Council Tax Banding : D
EPC C
Sq.Ft : 840



**Approximate Gross Internal Area 840 sq ft - 78 sq m
(Excluding Garage)**

Ground Floor Area 19 sq ft – 2 sq m
 First Floor Area 821 sq ft – 76 sq m
 Garage Area 123 sq ft – 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/ternants are advised to recheck the measurements

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85-100)	A		
(69-84)	B		
(54-68)	C	80	80
(39-53)	D		
(24-38)	E		
(9-23)	F		
(1-8)	G		
Mid energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Address: Uvedale Road, Epsom, EN2



02083608111

www.addisontownsend.co.uk

info@addisontownsend.co.uk



ADDISON TOWNSEND
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