



ABSOLUTE
PROPERTY

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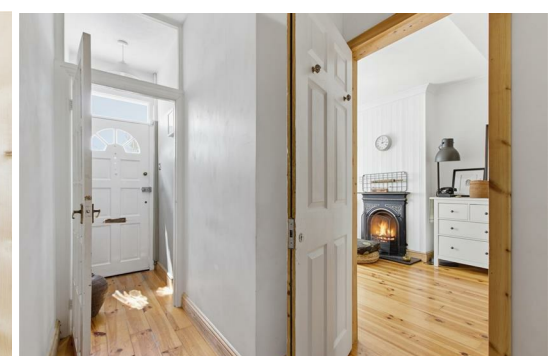
**37 Burlington Road, Enfield
EN2 0LL**

£550,000

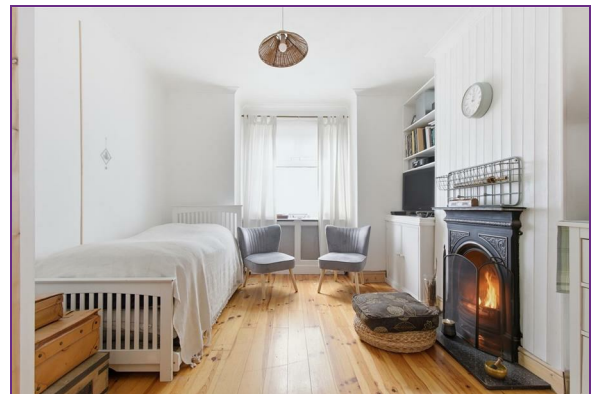
Absolute property are delighted to offer this well-presented two-bedroom terraced house located in the popular EN2 area, offering a great balance of modern living and convenience. The property benefits from a modern fitted kitchen, a contemporary bathroom, and an additional downstairs bathroom, making it ideal for both couples and small families. There is direct access to a private rear garden, providing a pleasant outdoor space for relaxation or entertaining.

Further features include a practical layout throughout and an additional loft room offering versatile space, ideal for use as a home office, or additional storage.

The property is situated in a well-connected residential area of Enfield, with easy access to local amenities, shops, and reputable schools. For commuters, the location is well served by transport links, with nearby stations including Gordon Hill and Enfield Chase offering direct services into London Moorgate and London Kings Cross. Road links via the A10 and M25 are also within easy reach, providing convenient access to surrounding areas and beyond.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
21.2 kWh/m ² (A)	21.2 kWh/m ² (A)	10.2 g/kWh (A)	10.2 g/kWh (A)
22.5 kWh/m ² (B)	22.5 kWh/m ² (B)	11.5 g/kWh (B)	11.5 g/kWh (B)
23.8 kWh/m ² (C)	23.8 kWh/m ² (C)	12.8 g/kWh (C)	12.8 g/kWh (C)
25.1 kWh/m ² (D)	25.1 kWh/m ² (D)	14.1 g/kWh (D)	14.1 g/kWh (D)
26.4 kWh/m ² (E)	26.4 kWh/m ² (E)	15.4 g/kWh (E)	15.4 g/kWh (E)
27.7 kWh/m ² (F)	27.7 kWh/m ² (F)	16.7 g/kWh (F)	16.7 g/kWh (F)
29.0 kWh/m ² (G)	29.0 kWh/m ² (G)	18.0 g/kWh (G)	18.0 g/kWh (G)

For energy efficiency - higher ranking is better
For environmental impact - higher ranking is better

England & Wales EPC Directive 2002/91/EC