



24 Scotland Green Road, Enfield, Greater London EN3 4RU **ASKING PRICE £265,000**
Leasehold

- Two Bedroom Ground Floor Flat
- Fitted Kitchen
- Electric Throughout
- Nearby Parking
- Easy Reach to Hertford Road High Street
- Spacious Reception
- Bathroom
- UPVC Double Glazing
- Easy Access to Ponders End Station

GROSS INTERNAL AREA (GIA) The footprint of the property 55.05 sqm / 592.55 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 53.80 sqm / 579.10 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 0.00 sqm / 0.00 sqft
---	--	--	--



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 55.05 sqm / 592.55 sqft
IPMS 3C RESIDENTIAL 53.89 sqm / 580.07 sqft

SPEC ID 61e002524fce150e2f459e14



www.adamkennedy.property



Main Entrance

Hardwood part glazed front door, communal entrance and door entry phone system.

Hallway

Hardwood front door, laminate flooring, storage cupboards, storage heater and doors to the reception, master bedroom, bedroom two and bathroom.

Reception 9' 10" x 19' 4" (3.00m x 5.89m)

UPVC double glazed window to front, storage heaters, laminate flooring, power points, door to the hallway and opening to the kitchen.

Kitchen 7' 11" x 11' 10" (2.41m x 3.61m)

Fitted wall and base units with work top surfaces, stainless steel sink, one bowl, drainer unit and mixer taps. Built in electric hob, electric oven and electric extractor hood. Plumbing for washing machine, tiled splash backs, laminate flooring, UPVC double glazed window to front, power points and opening to the reception.

Master Bedroom 8' 5" x 13' 1" (2.57m x 3.99m)

UPVC double glazed window to side, storage heater, laminate flooring and power points.

Bedroom Two 8' 2" x 8' 6" (2.49m x 2.59m)

UPVC double glazed window to side, storage heater, laminate flooring and power points.

Bathroom

Three piece suite comprising of low flush W.C, pedestal wash hand basin, panel bath plus shower attachment and mixer taps. Extractor fan, tiled splash backs and lino flooring.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	