

## TRINITY STREET, CHASE SIDE, ENFIELD TOWN EN2



**\*\*\*THIS EXCELLENT OPPORTUNITY\*\*\*THIS REALISTICALLY PRICED\*\*\*TWO BEDROOM TOP FLOOR APARTMENT\*\*\*Featuring Entry Intercom - Fitted Kitchen Units Fitted Bathroom Suite\*\*\*WONDERFUL VIEWS FROM THE LOUNGE ASPECT. Sizeable Communal Gardens with Mature Trees.**

**\*\*\*WONDERFULLY LOCATED\*\*\*Vibrant Areas of CHASE SIDE, LANCASTER ROAD & ENFIELD TOWN'S CENTRAL SHOPPING CENTRE with it's Popular Coffee Bars, Restaurants, Additional Amenities, MARKET DAYS & A number of Independent Retailers Supermarkets of Waitrose, M&S, Tesco's, Banks & Popular High Street Retailers\*\*\*BUS ROUTES Leading to a Number of Destinations with\*\*\*EXCELLENT LINKS to OVERGROUND STATIONS of GORDAN HILL, ENFIELD CHASE LEADING to FINSBURY PARK with TUBE CONNECTION also Leading to CENTRAL LONDON 'S MOORGATE STATION\*\*\***

**\*\*\*SPACIOUS & AIRY\*\*\*Situated on the Top Floor\*\*\*OFFERING In Our Opinion GENEROUS SIZED ACCOMMODATION\*\*NO UPWARD CHAIN-OFFERED CHAIN FREE\*\*\*KEYS HELD\*\*\* VIEWINGS HIGHLY RECOMMENDED\*\*\***

**£255,000 LEASEHOLD**

**PROPERTY DETAILS:**

**ENTRANCE:**

Communal entry intercom & stairs to the top floor being second floor.

**RECEPTION HALLWAY:**

6' 0" x 5' 0" (1.83m x 1.52m)

Access to loft area, built-in cupboard housing immersion tank, doors to bathroom, lounge & bedrooms.

**LOUNGE:**

16' 0" x 11' 5" (4.88m x 3.48m)

TV point, electric heating, wall light fittings, double glazed windows to rear aspect, in our opinion fantastic views over communal gardens & partly Chase Side, & access to kitchen.

**KITCHEN:**

8' 5" x 6' 10" (2.57m x 2.08m)

Fitted kitchen units to base & eye level with worktop surfaces, built-in cupboard, partly tiled walls, one and a half bowl sink unit, cooker point, lino flooring, double glazed windows to rear elevation, in our opinion fantastic views over communal gardens & partly over Chase side.

**BEDROOM ONE:**

12' 5" x 9' 5" (3.78m x 2.87m)

Electric heating & double glazed window to front aspect.

**BEDROOM TWO:**

9' 0" x 7' 0" (2.74m x 2.13m)

Electric heating & double glazed window to front aspect.

**BATHROOM:**

Comprising pedestal wash basin, low flush wc,

panelled bath with mixer taps, tiled walls, tiled flooring, Dimplex heater & spot lighting.

**EXTERIOR:**

Communal area & gardens.

**ADDITIONAL NOTES:**

In Our Opinion, The Property is An Ideal First Time Buy or First Time Landlord Purchase or Adding to An Existing Portfolio. The Property is an opportunity for Investment and subject to the (LHA) London Housing Allowance along with the Local Market Activities Levels & Demand.

In our opinion the Achievable Rental to be in The Region of £1600.00 - £1650.00 to Include the Assisted Universal Housing. Ready to Rent or Move in..!

**ADDITIONAL INFORMATION:**

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**Viewing is strictly by appointment via the Enfield Office on 020 8805 8533**

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allocated parking rights or parking spaces to boundaries within or outside the property title or to past or present planning permissions or building regulations relating to the property or to the construction of the property-dwelling including any extensions or any change/s of use externally-internally to the property this includes to past or present or future liabilities.

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The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..!  
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Please note and be aware all wording and

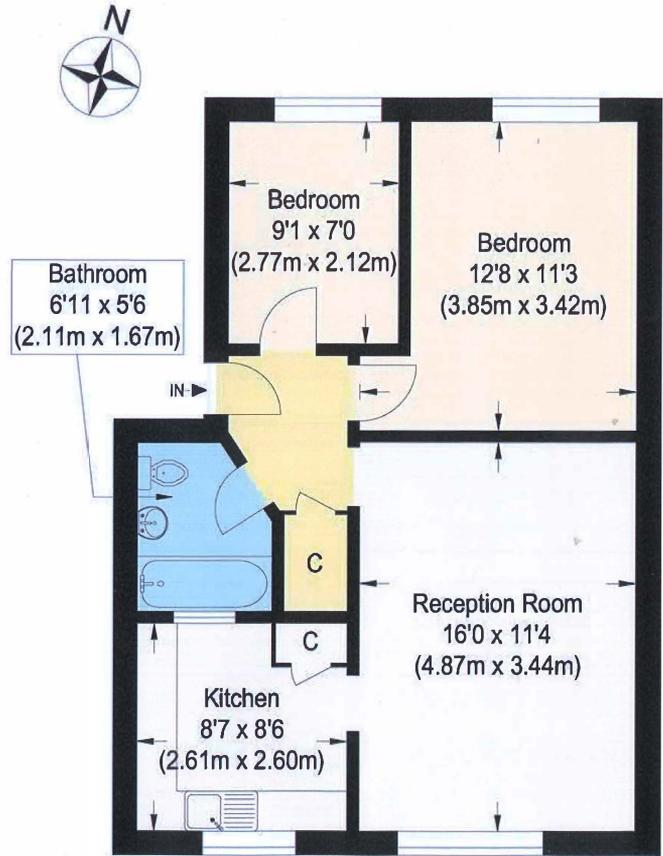
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# TRINITY STREET, CHASE SIDE, ENFIELD TOWN, EN2

Trinity Street, Enfield  
 £279,000



Trinity-Street.jpg



Approximate Gross Internal Floor Area : 60.50 sq m / 543.57 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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