

AVALON CLOSE

Enfield EN2 8LR



TOP FLOOR STUDIO APARTMENT

DUAL ASPECT RECEPTION-SLEEPING ROOM

DIRECT ACCESS TO OWN TERRACE FROM LIVING ROOM

MODERN FITTED KITCHEN

THREE PIECE BATHROOM SUITE

COMMUNAL PARKING

DOUBLE GLAZED THROUGHOUT

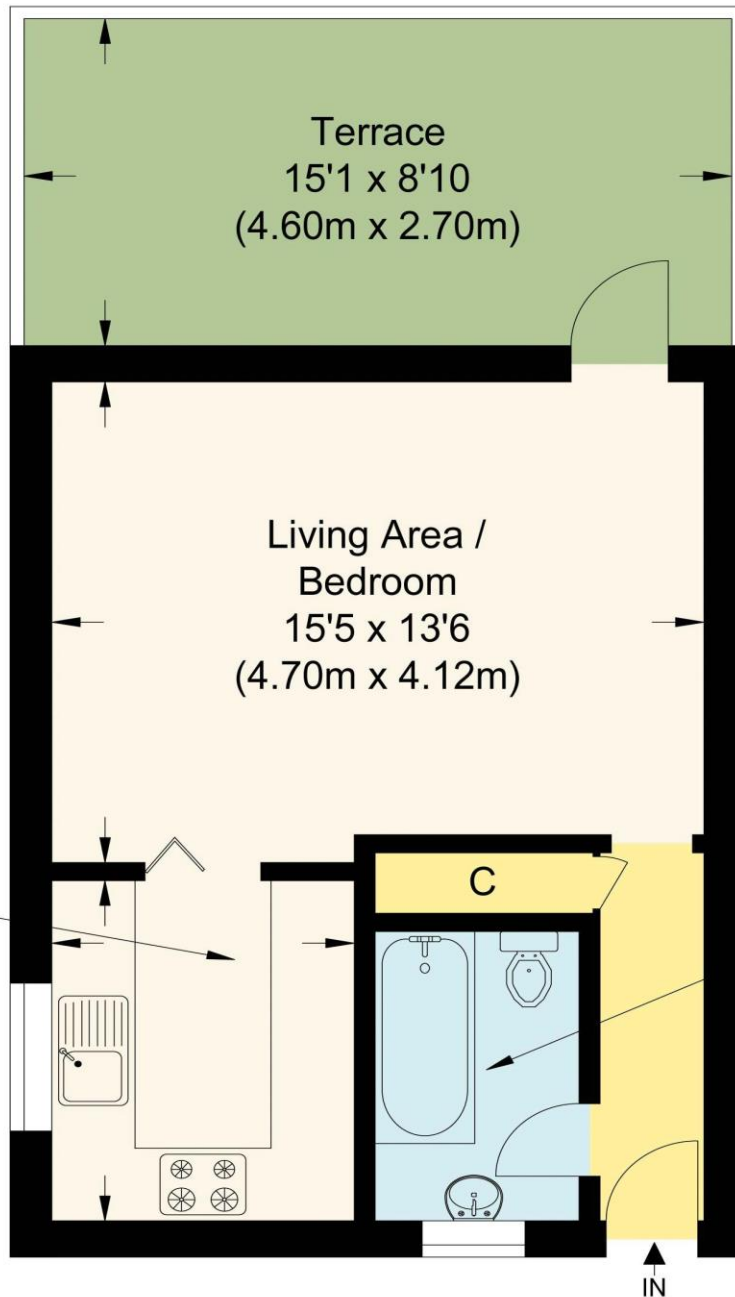
WITHIN EASY REACH OF ENFIELD TOWN & TRANSPORT LINKS

£225,000

Leasehold

James Hayward are delighted to offer, a beautifully presented, top floor studio apartment complete with roof terrace and communal parking, situated in this popular development on The Ridgeway, Enfield. The apartment is located within easy reach of Enfield Town and local transport links including Enfield Chase main line station, Oakwood Underground; major road links including the M25 & A10 are also nearby as are leisure facilities and green spaces. Council Tax Band: B





Kitchen
9'3 x 7'2
(2.81m x 2.18m)

Bathroom
7'10 x 4'10
(2.39m x 1.47m)

Third Floor



Avalon Close

Approximate Gross Internal Floor Area : 32.60 sq m / 350.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

41 Avalon Close ENFIELD EN2 8LR	Energy rating D	Valid until: 1 August 2033
		Certificate number: 7694-3029-8203-0357-0200

Property type

Top-floor maisonette

Total floor area

33 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Viewing: Strictly by appointment via owner's **Agent**

James Hayward on 020 8367 4000

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000