

# GENTLEMANS ROW

Enfield EN2 6PU



**TWO BEDROOM CHARACTER TERRACED HOME**

**TWO RECEPTION ROOMS**

**BRIGHT MODERN FITTED KITCHEN**

**GROUND FLOOR BATHROOM/WC**

**CONSERVATORY**

**GOOD SIZED GARDEN**

**SHORT WALK FROM TOWN CENTRE & ENFIELD CHASE MAIN LINE STATION**

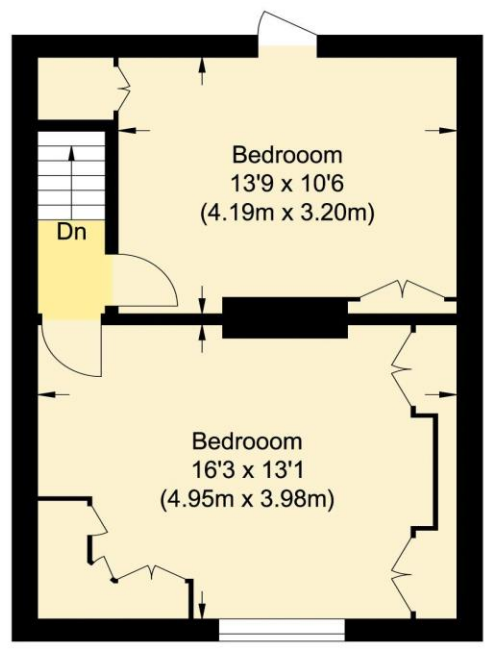
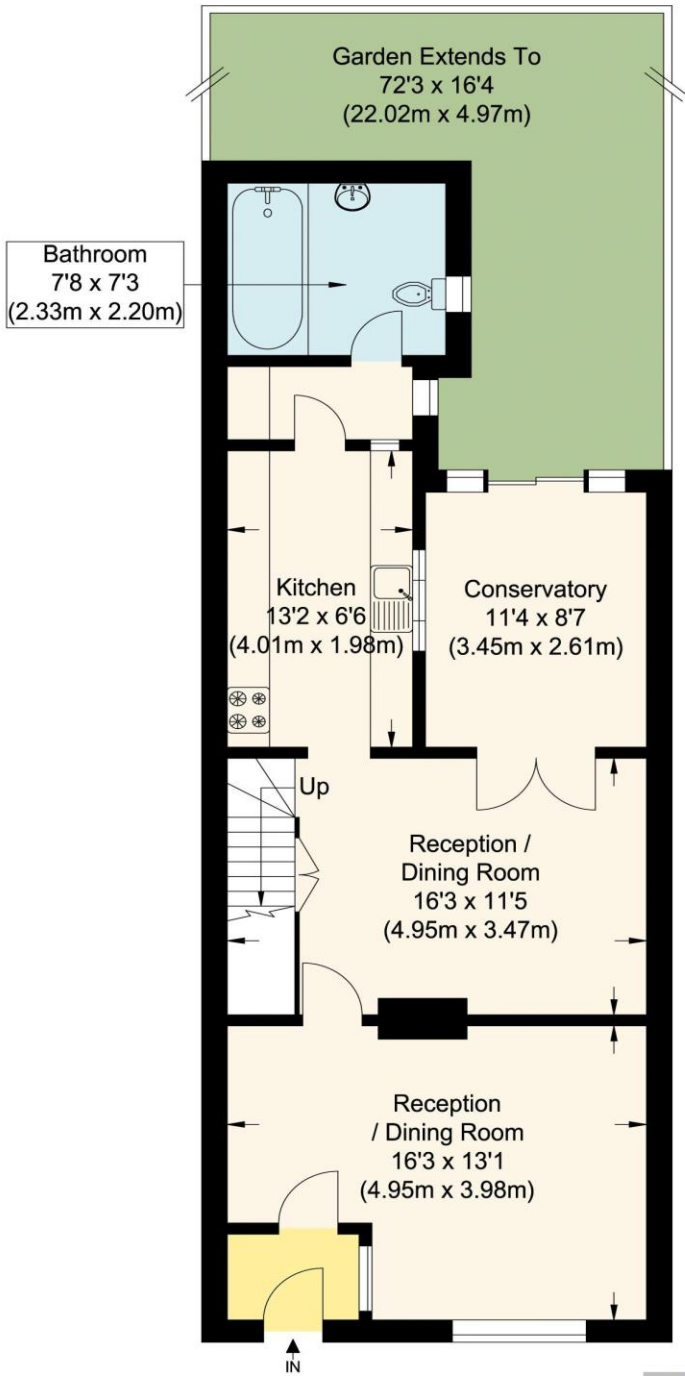
**OFFERED CHAIN FREE**

# **£589,995**

**Freehold**

James Hayward are delighted to present a two bedroom, chain free character property, situated in this enviable location within the heart of the conservation area. This lovely house is ideally located walking distance from Enfield Town shopping centre, GP surgery, Enfield Chase main line station (Moorgate Line) schools, bus routes and sports & leisure facilities. Internally, this home has been well maintained throughout and is complemented by a good sized garden begging to be utilised. Viewing highly recommended. Council Tax Band: E





**Ground Floor**

**First Floor**



# Gentelmans Row

Approximate Gross Internal Floor Area : 101.30 sq m / 1090.38 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

31 Gentlemans Row ENFIELD EN2 6PU	Energy rating <b>D</b>	Valid until: <b>5 December 2031</b>
		Certificate number: <b>9608-6759-3202-0129-0496</b>

Property type	Mid-terrace house
Total floor area	98 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 energy rating is D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80 <b>C</b>
55-68	<b>D</b>	63 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/9608-6759-3202-0129-0496>

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**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