



7 Silver Street, Enfield, EN1 3EF

£300,000



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Lanes Enfield Town welcome to market this lovely one-bedroom flat located within Florentina Court on Silver Street, Enfield. This modern apartment, just ten years old, boasts a contemporary design throughout, making it an ideal choice for those seeking a stylish and comfortable living space.

As you enter the flat, you will find a well-proportioned reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bedroom is spacious and bright, providing a peaceful retreat at the end of the day. The property also features a well-appointed bathroom and an additional W.C., ensuring convenience for both residents and visitors.

One of the standout features of this flat is the long lease and the fact that it is chain-free, allowing for a smooth and hassle-free purchase. The building benefits from lift access, making it easily accessible for all.

Situated in an excellent location, this property is just a two-minute walk from Enfield Town Station, providing quick and easy transport links to central London and beyond. The surrounding area offers a variety of shops, restaurants, and local amenities, making it a vibrant place to live.



Entrance

Laminate flooring, radiator, airing cupboard with washing machine, spotlights, doors to Bedroom, W.C and Kitchen/Lounge

Reception One 16'6" x 13'8" (5.03m x 4.17m)

Double glazed windows to front aspect, laminate, radiator, spotlights.

Kitchen 9'1" x 7'1" (2.77m x 2.16m)

Double glazed windows to front aspect, laminate, granite worktops, fitted single electric oven with gas hob and extractor hood. Butler sink, integrated dishwasher and fridge/freezer, base level and eye level units, spotlights.

Bedroom 12'8" x 9'0" (3.86m x 2.74m)

Double glazed windows to front aspect, door to en-suite, radiator, fitted wardrobe, spotlights.

En-Suite 6'9" x 5'7" (2.06m x 1.70m)

Tiled flooring, tiled walls, panel enclosed bath with mixer tap and shower attachment, vanity hand basin with mixer tap, low level concealed w.c, spotlights and heated towel rail.

W.C 7'0" x 2'4" (2.13m x 0.71m)

Tiled flooring, vanity hand basin with mixer tap, low level concealed w.c, spotlights and heated towel rail.

Lanes Estate Agents Enfield Reference Number

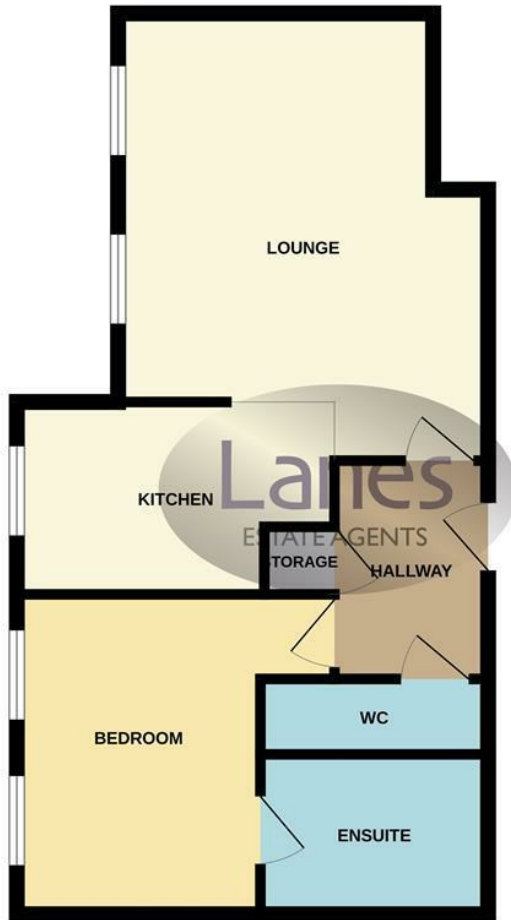
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I Love You
TO THE MOON AND BACK



THIRD FLOOR
512 sq.ft. (47.5 sq.m.) approx.

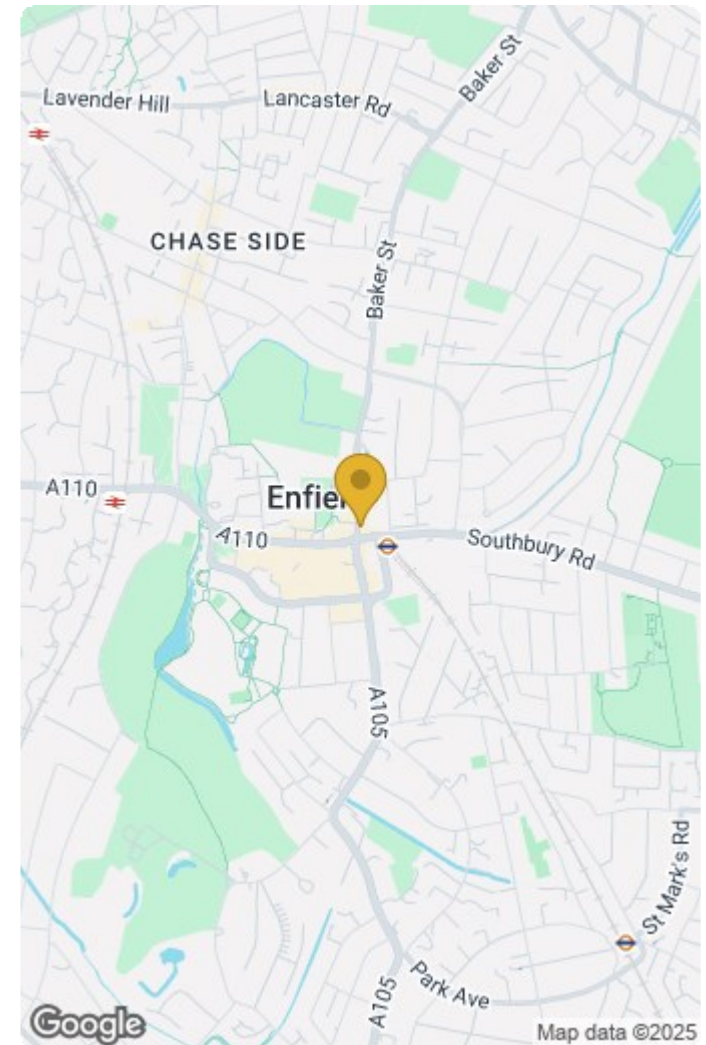


TOTAL FLOOR AREA : 512 sq.ft. (47.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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