



18b Leighton Road, Enfield, EN1 1XJ

£265,000



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Nestled on the charming Leighton Road in Enfield, this delightful first-floor flat presents an excellent opportunity for both first-time buyers and investors alike. Boasting one spacious reception room, this property offers a warm and inviting atmosphere. The well-appointed bedroom provides a comfortable retreat, while the bathroom ensures convenience.

One of the standout features of this flat is its share of freehold, granting you a sense of ownership and stability. Additionally, the property benefits from loft access, providing an extra storage space.

Situated in close proximity to Bush Hill Park Station, commuting to central London or surrounding areas is both easy and efficient, making this location ideal for those who value accessibility. The flat is also chain-free, allowing for a smooth and hassle-free purchase process.

With its appealing features and prime location, this flat on Leighton Road is a wonderful opportunity not to be missed. Whether you are looking to make it your home or add to your property portfolio, this residence is sure to impress.



Landing

Loft access, airing cupboard and doors leading to all rooms.

Lounge 14'8" x 11'2" (4.47m x 3.40m)

Two double glazed windows to front aspect, laminate wood flooring and radiator.

Kitchen 13'3" (max) x 9'2" (4.04m (max) x 2.79m)

Double glazed window to rear aspect, eye and base level units with roll top work surfaces, fitted electric oven with electric hob and extractor hood, stainless steel sink with mixer tap and drainer, space for washing machine and fridge/freezer, radiator and part tiled walls.

Bedroom 11'1" x 9'0" (3.38m x 2.74m)

Double glazed window to rear aspect and radiator.

Bathroom

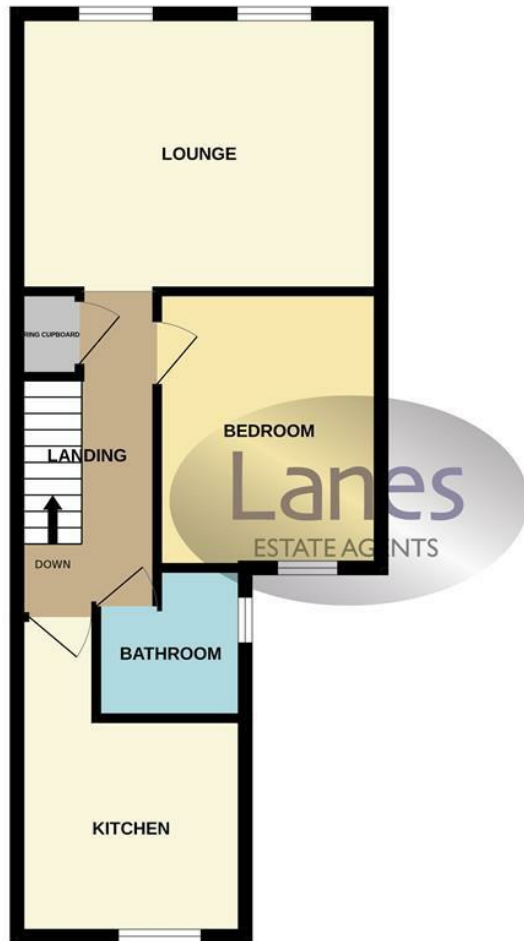
Frosted double glazed window to side aspect, panel enclosed bath with pillar taps and wall mounted shower, pedestal wash hand basin with pillar taps, low flush W.C and part tiled walls.

Reference

ET5215/AX/AX/AX/08012025



FIRST FLOOR
462 sq.ft. (42.9 sq.m.) approx.

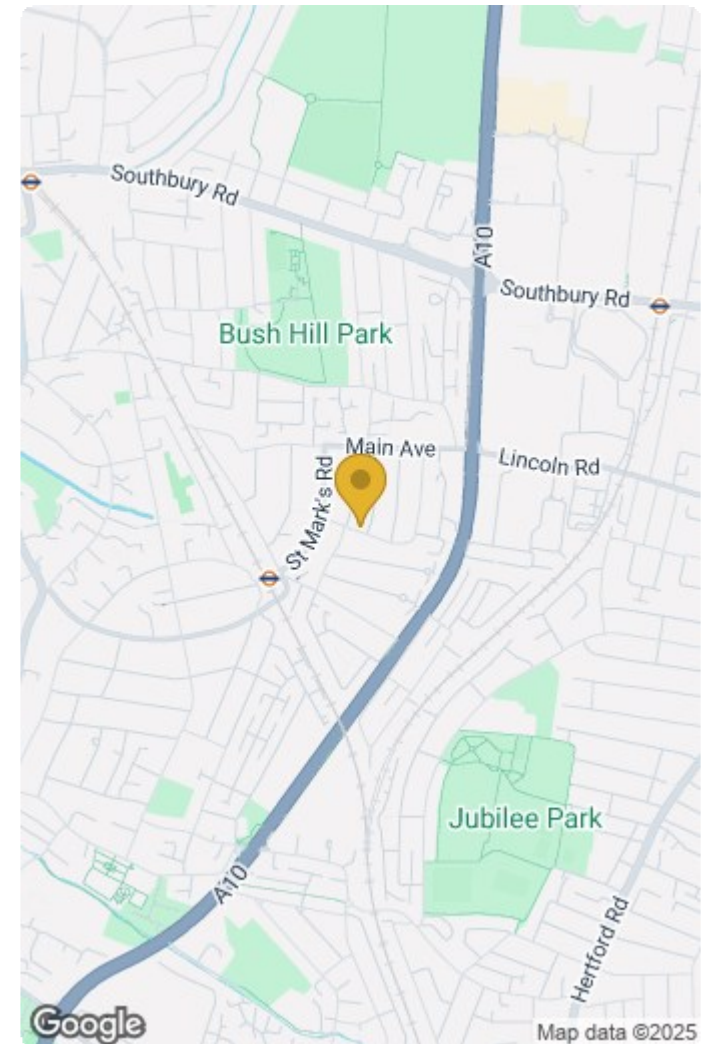


TOTAL FLOOR AREA : 462 sq.ft. (42.9 sq.m.) approx.

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			
(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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