

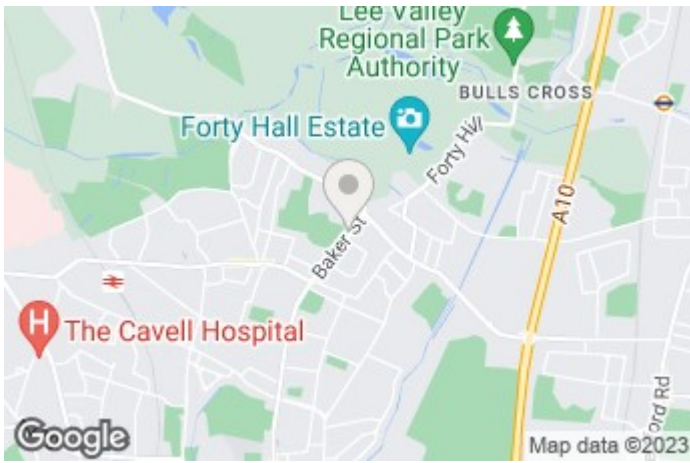


## 440 Baker Street, Enfield, EN1 3QU

AVAILABLE NOW! A THREE BEDROOM house situated in the popular residential location of Enfield. The property is located in a sought after area which is within one miles walking distance to Gordon Hill Train Station and Enfield Town Train Station as well as being a short walk to all Enfield's array of amenities such as shops, restaurants, the added bonus of easy access to the M25 & A10 Road Networks. and great bus links.

The property benefits from being NEUTRALLY DECORATED throughout, PARKING TO THE REAR OF THEHOUSE, SEPERATE KITCHEN/DINING AREA including a breakfast bar, GROUND FLOOR FAMILY BATHROOM with a separated W/C, additional W/C to the first floor, spacious and bright living area, FRONT & REAR easy to maintain gardens, and much more.

# £1,800 PCM



| 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 |                         |         |           |
|   |                         | 69      | 81        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |         |           |
|   |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

