

# Lanes

LETTINGS



## 22b Church Street, Enfield, EN2 6BE

- AVAILABLE EARLY MARCH WITH LANES LETTINGS
- PRIME LOCATION
- THREE DOUBLE BEDROOMS
- TWO FAMILY BATHROOMS

AVAILABLE EARLY MARCH! A quirky, one-of-a-kind three-level maisonette, ideally located in the heart of Enfield on Church Street, offering spacious accommodation, high ceilings throughout, and a bright, airy feel. Recently renovated and finished in modern, neutral décor, this unique home is perfectly positioned with local amenities right on the doorstep. Situated moments from local shops, restaurants, and grocery stores, the property also enjoys excellent transport links with Enfield Station and Enfield Chase Station both within short walking distance.

Upon entering the property, you are welcomed directly into a generously sized kitchen, offering ample storage and workspace, along with included white goods. The bottom floor also benefits from a well-presented three-piece family bathroom.

£1,750 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 |  |                         |           |
| <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 |           |

