



## Flat 12 Salmons Brook House 84 Windmill Hill, Enfield, EN2 7AZ

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AVAILABLE END OF MAY! Situated in the sought-after location of Windmill Hill, Lanes Lettings are pleased to offer this delightful ground floor flat offering a perfect blend of comfort and convenience. Spanning an impressive 969 square feet, the property boasts a bright and airy atmosphere, making it an ideal home for individuals, couples or small families.

You are welcomed with a spacious open-plan living area that seamlessly combines the living and dining spaces. The fitted kitchen is also equipped with modern appliances, and plentiful cupboard space.

The generous primary bedroom features fitted wardrobes and an ensuite shower room, providing a private retreat. A second spacious bedroom is also available with fitted wardrobes, along with a well-appointed family bathroom, making this flat both practical and comfortable.

£1,900



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