



Flat 4 Florentina Court 7 Silver Street, Enfield, EN1 3EF
Offers In Excess Of £350,000



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Spacious 3-Bedroom 2-Bathroom First Floor Flat with Lift Access & Gated Allocated Parking – Located A Few Minute Walk To Enfield Town Station.

Situated within a modern development built in 2015, this beautifully presented first-floor flat offers spacious and contemporary living, perfect for families or professionals alike.

The property comprises three generously sized double bedrooms, including a bright and airy principal bedroom with a stylish en-suite shower room. A sleek family bathroom serves the remaining two bedrooms.

At the heart of the home is a spacious open-plan kitchen and lounge area, ideal for both relaxing and entertaining. The modern kitchen features integrated appliances, ample storage, and a breakfast bar, flowing seamlessly into the comfortable living space.

The flat also offers double glazing throughout, gas central heating, and is located close to local amenities, transport links, and green spaces. Offered CHAIN FREE.



Hallway

Laminate floors, thermostat, storage cupboard housing cylinder, spotlights, doors to all rooms.

Lounge/Kitchen 21'0" x 11'0" (6.40m x 3.35m)

Double glazed sash windows to front aspect, radiator x2, laminate floors, spotlights, integrated washing machine, dishwasher and fridge freezer, fitted Neff oven with gas hob, Neff extractor hood, integrated Neff microwave, sink with mixer tap, base level and eye level units.

Bedroom One 13'0" x 12'0" (3.96m x 3.66m)

Double glazed sash windows to rear aspect, carpet, radiator, spotlights, boiler cupboard.

Bedroom Two 9'11" x 13'0" (3.02m x 3.96m)

Double glazed sash windows to front aspect, carpet, spotlights, radiator.

Bedroom Three 14'0" x 10'0" (4.27m x 3.05m)

Double glazed sash windows to rear aspect, carpet, radiator, spotlights.

En-Suite 4'0" x 6'0" (1.22m x 1.83m)

Tiled floors, part tiled walls, shower cubicle with sliding door, low level concealed w.c, vanity wash basin with mixer tap, spotlights.

Bathroom 7'0" x 5'0" (2.13m x 1.52m)

Tiled floors, part tiled walls, panel enclosed bath tub with shower attachment, low level concealed w.c, vanity wash basin with mixer tap, chrome heated towel rail, spotlights.







Approximate total area⁽¹⁾
818 ft²

(1) Excluding balconies and terraces

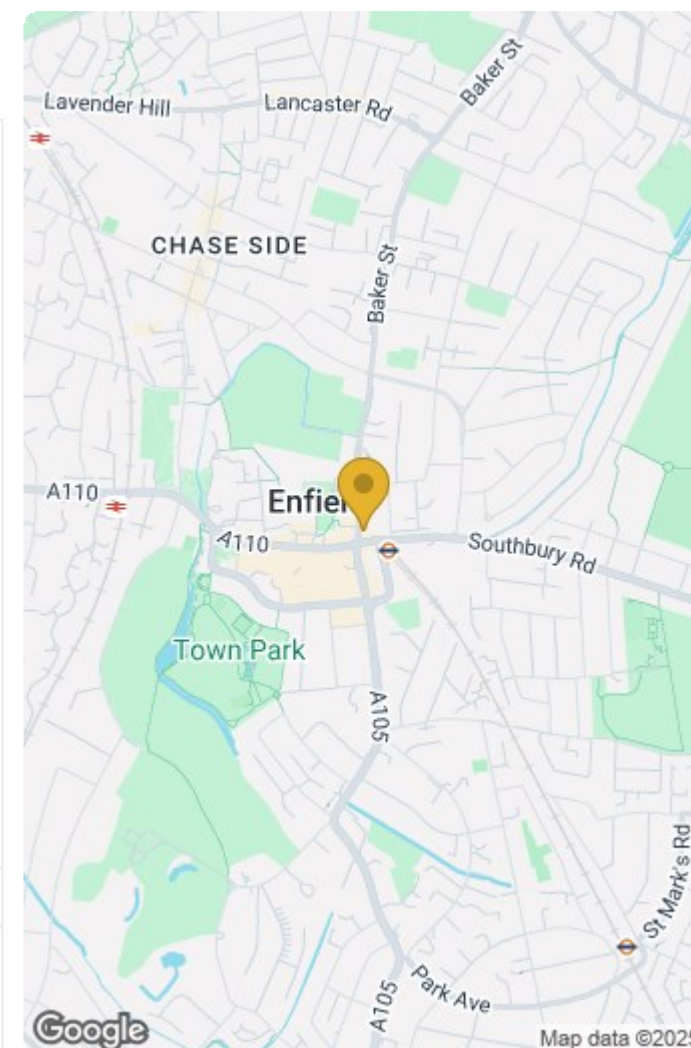
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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 (CO₂) 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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